

ORDINANCE NO. 4882

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ELLENSBURG, WASHINGTON, AMENDING THE COMPREHENSIVE PLAN ADOPTED BY ORDINANCE NO. 4785 AND SET OUT IN CHAPTER 15.120 OF THE ELLENSBURG CITY CODE.

WHEREAS, as one of the cities in Kittitas County, the City of Ellensburg is required to adopt and regularly update a comprehensive plan pursuant to the Washington State Growth Management Act (GMA); and

WHEREAS, the City Council adopted Ordinance No. 4785, "Imagine Ellensburg 2037," as the official Comprehensive Plan for the City of Ellensburg, which was last amended by Ordinance No. 4869; and

WHEREAS, under the GMA and pursuant to Section 15.250.090 of the Ellensburg City Code, the City is authorized to amend its Comprehensive Plan on an annual basis; and

WHEREAS, the City Council adopted Resolution 1997-10 and Ordinance No. 4116 as last amended by Ordinance No. 4807, establishing a policy and procedure for the annual review of proposals to amend the Comprehensive Plan, which are codified in Ellensburg City Code 15.250.090(D); and

WHEREAS, on July 19, 2021 the City Council reviewed all of the proposed Comprehensive Plan amendments for the 2021 annual amendment cycle and moved to docket proposed amendments 21-01, 21-02, 21-03, 21-04, 21-05, 21-06, 21-10 and 21-11 and then forwarded the docketed amendments to the SEPA Responsible Official for SEPA review and to the Planning Commission for review and recommendation; and

WHEREAS, on October 19, 2021 the City Community Development Department provided the required 60-Day Notice of Intent to Adopt Comprehensive Plan Amendments to the Washington Department of Commerce, and the 60-day review period was complete on December 18, 2021; and

WHEREAS, the Ellensburg City Planning Commission held a public hearing on November 18, 2021 and the Planning Commission approved a motion to recommend the City Council approve proposed docket items 21-01, 21-02, 21-03, 21-05, 21-06 as presented, that docket items 21-10 and 21-11 be approved with the Commission's proposed amendments, and that docket 21-04 be referred for completion in calendar year 2022; and

WHEREAS, the SEPA Responsible Official reviewed a SEPA checklist, comments from agencies and the public, and other information in the record and issued a Determination of Non-Significance which became final on November 26, 2021 for docketed comprehensive plan amendments 21-01, 21-02, 21-03, 21-04, 21-05, 21-06, 21-10 and 21-11; and

WHEREAS, the City Council held a public hearing on the matter of adopting the docketed 2021 Comprehensive Plan amendments at its regular meeting on December 6, 2021 at which time three public comments were received, Council entered into the public hearing record the agenda report for Council's December 6, 2021 regular meeting with all attached Exhibits 1 through 23 and additional Exhibit 24 (SEPA Determination of Non-Significance) prior to closing the public hearing, after which City Council determined it is in the best interests of the City of Ellensburg that proposed amendments 21-02, 21-03, and 21-05 be approved as presented in accordance with the findings and recommendations submitted by the Planning Commission, that proposed amendments 21-01 and 21-10 be approved as modified by City Council, that proposed amendment 21-11 be amended in accordance with the Planning Commission recommendation, and to refer amendments 21-04 and 21-06 for completion in 2022, and be enacted as an ordinance; and

WHEREAS, all portions of the City of Ellensburg 2017 Ellensburg Comprehensive Plan, "Imagine Ellensburg 2037," as subsequently amended, shall remain in full force and effect except as specifically amended herein;

NOW THEREFORE, THE CITY COUNCIL OF THE CITY OF ELLensburg DO  
ORDAIN AS FOLLOWS:

**Section 1.** That document attached to this ordinance as Exhibit "A" and entitled 2021 City of Ellensburg Capital Improvement Plans is hereby adopted into the City of Ellensburg 2017 Comprehensive Plan, "Imagine Ellensburg 2037" as Appendix A (docket amendment 21-01).

**Section 2.** That document attached to this ordinance as Exhibit "B" and entitled "City of Ellensburg Comprehensive Plan, 2021 updates" which is included as part of the Comprehensive Plan, is hereby amended to adopt and include docket amendments 21-02, 21-03, 21-05, 21-10 and 21-11.

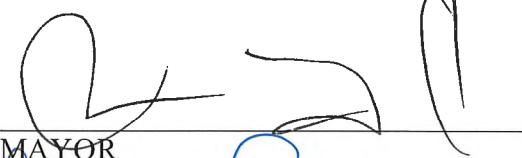
**Section 3.** All portions of the City of Ellensburg 2017 Comprehensive Plan, "Imagine Ellensburg 2037," as subsequently amended, shall remain in force and effect except as specifically amended herein.

**Section 4. Severability.** If any portion of this ordinance is declared invalid or unconstitutional by any court of competent jurisdiction, such holding shall not affect the validity of the remaining portions of this ordinance.

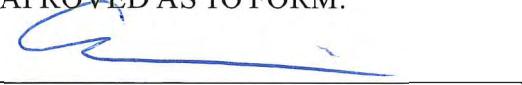
**Section 5. Corrections.** Upon the approval of the City Attorney, the City Clerk and the codifiers of this ordinance are authorized to make necessary corrections to this ordinance including, but not limited to, the correction of scrivener's errors, references, ordinance numbering, section/subsection numbers and any references thereto.

**Section 6. Effective Date.** This ordinance shall take effect and be in force five (5) days after its passage, approval and publication.

The foregoing ordinance was passed and adopted at a regular meeting of the City Council this 20th day of December, 2021.

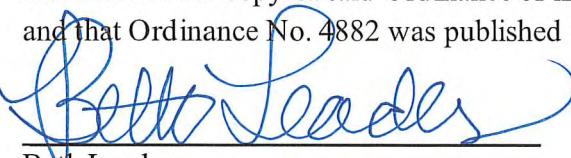
  
MAYOR  
ATTEST:   
CITY CLERK

APPROVED AS TO FORM:

  
CITY ATTORNEY

Publish: 12-23-21

I, Beth Leader, City Clerk of said City, do hereby certify that Ordinance No. 4882 is a true and correct copy of said Ordinance of like number as the same was passed by said Council, and that Ordinance No. 4882 was published as required by law.

  
Beth Leader

**EXHIBIT A**

2021 City of Ellensburg Capital Improvement Plans

# APPENDIX A:

## 6-YEAR CAPITAL IMPROVEMENT PLANS

These 6-Year Capital Improvement Plans are hereby incorporated by reference into the City of Ellensburg Comprehensive Plan as an Appendix to the Capital Facilities and Utilities Chapter. The Capital Improvement Plans will be reviewed and updated annually.

**Table 23. Electric Utility 6-year Capital Improvement Plan**

Project	2022	2023	2024	2025	2026	2027
<b>Electric System Plan</b>						
Plan Update (every 6 years)		\$150,000				
<b>System Expansion</b>						
New Services	\$52,426	\$55,047	\$57,800	\$60,690	\$63,580	\$66,759
New Meters	\$65,738	\$69,025	\$72,476	\$76,100	\$79,723	\$83,710
New OH Conductors & Equipment	\$77,486	\$81,360	\$85,428	\$89,700	\$93,971	\$98,670
New UG Conductors	\$297,844	\$312,736	\$328,373	\$344,791	\$361,210	\$379,270
UG Conduits & Vaults	\$147,222	\$154,583	\$162,313	\$170,428	\$178,544	\$187,471
New Line Transformers	\$57,903	\$60,798	\$63,838	\$67,030	\$70,222	\$73,733
New Street Lighting	\$17,006	\$17,856	\$18,749	\$19,687	\$20,624	\$21,655
<b>Capitol Projects</b>						
Berry to Bull Rd Tie	\$ 200,000					
Canyon Rd I90 Crossing Reconductor (D2-1)	\$ 100,000					
Bowers Rd to Reecer Creek Extension (HE-2)			\$ 250,000	\$ 250,000		
Feeder 15 Airport Rd to Bender (HE-1)			\$ 300,000			
Univ. Way Gateway	\$1,700,000					
Mountain View Reconductor (D2-2)		\$ 500,000				
Sanders to Alder Tie (HE-3)		\$ 80,000				
Sanders to Brick Rd (HE-4)		\$ 175,000				
Anderson/Umptanum Rd Tie			\$ 150,000			
Wildcat street Feeder System				\$ 315,000		
Street Lighting Laminated / Fibergalss Pole Replacement/ Misc. Lighting Upgrades	\$ 50,000	\$ 50,000	\$ 50,000	\$ 50,000	\$ 50,000	\$ 50,000
Radio Road Conversion		\$180,000				
<b>Substation Improvements</b>						
Sub Land Purchase	\$ 500,000					
D1 Dolarway Substation Improvement	\$1,170,000	\$ 1,400,000				
<b>TOTALS</b>	<b>\$4,435,625</b>	<b>\$ 3,286,406</b>	<b>\$1,538,977</b>	<b>\$1,443,425</b>	<b>\$ 917,874</b>	<b>\$961,268</b>

**Table 24. Information Technology Capital Improvement Plan**

Project	2022	2023	2024	2025	2026	2027
IT System Plan						
Plan Updates (every 3 years)		\$20,000			\$20,000	
<b>IT Computer Replacements</b>						
Hardware	\$65,000	\$65,000	\$65,000	\$65,000	\$65,000	\$65,000
Software	\$34,000	\$34,000	\$34,000	\$34,000	\$34,000	\$34,000
Consultant Services	\$30,000	\$30,000	\$30,000	\$30,000	\$30,000	\$30,000
<b>IT Enterprise Applications</b>						
Hardware	50,000	50,000	50,000	50,000	50,000	50,000
Records Management			\$50,000	\$5,000	\$5,000	\$5,000
CIS replacement	505,000	105,000	55,000	55,000	55,000	55,000
Software	\$185,000	\$185,000	\$185,000	\$185,000	\$185,000	\$185,000
Consultant Services	\$167,000	\$100,000	\$100,000	\$50,000	\$50,000	\$50,000
<b>IT Network Resources</b>						
Hardware	\$60,000	\$35,000	\$40,000	\$40,000	\$20,000	\$20,000
Software	\$53,000	\$53,000	\$53,000	\$53,000	\$53,000	\$53,000
Consultant Services	\$32,000	\$32,000	\$32,000	\$32,000	\$32,000	\$32,000
Off Site Data/DR	\$100,000	\$50,000	20,000	20,000	20,000	20,000
Cable Upgrade to Category 5e	5,000	10,000	10,000	5,000	5,000	5,000
<b>GIS System Plan</b>						
Plan Updates (every 3 years)		\$15,000			\$15,000	
<b>GIS Implementation</b>						
GIS - Asset Management System	\$93,500	83,500	40,000	\$40,000	40,000	40,000
GIS - Permit, licensing, and Service Applications			90,000	\$20,000	20,000	20,000
<b>GIS Network Resources</b>						
Hardware	\$10,000	\$10,000	\$10,000	\$10,000	\$10,000	\$10,000
Software	\$52,000	\$52,000	\$52,000	\$52,000	\$52,000	\$52,000
Consultant Services	\$25,000	\$25,000	\$25,000	\$25,000	\$25,000	\$25,000
<b>Total</b>	<b>\$1,466,500</b>	<b>\$954,500</b>	<b>\$941,000</b>	<b>\$771,000</b>	<b>\$786,000</b>	<b>\$751,000</b>
<b>GRAND TOTAL</b>	<b>\$5,670,000</b>					

**Table 25. Natural Gas Utility Capital Improvement Plan**

Project	2022	2023	2024	2025	2026	2027
<b>Gas System Plan</b>						
Plan Updates (every 6 years)					\$80,000	
<b>System Improvements</b>						
No 6 Road South of Willis Road	\$10,400					
No 6 Road North of Willis Road	\$22,000					
No 6 Road to Vantage Hwy Loop		\$30,000	\$30,000			
Misc. Looping, Uprating	\$20,000	\$30,000	\$30,000	\$30,000	\$30,000	\$30,000
University Way (Gateway I)	\$100,000					
Vantage Highway (Gateway II)			\$150,000			
Pipe Boring under Roads, RR, and Creeks	\$40,000	\$40,000	\$50,000	\$50,000	\$50,000	\$50,000
Misc. System Improvements	\$90,000	\$95,000	\$100,000	\$120,000	\$120,000	\$140,000
<b>Tap/Regulator Station Upgrades</b>						
Seattle Gate Upgrade - Telemetry	\$50,000					
Kittitas Tap Station - Telemetry	\$50,000					
Kittitas Tap Station Upgrades	\$40,000		\$250,000			
Kittitas Tap Station Land Acquisition			\$100,000			
CWU/TCF Telemetry/Upgrades	\$40,000					
<b>Cathodic Protection System Improvements</b>						
Anode Bed Replacements		\$80,000	\$80,000			
Cathodic Protection (CP) System Study				\$70,000		
Cathodic Protection Close Interval Survey	\$20,000					
Tap Station CP Interference Testing/Analysis	\$15,000					
<b>Meter/ERT Upgrades/Improvements</b>						
Meter Proving/Refurbish	\$12,000	\$40,000		\$40,000		\$50,000
Meter/ERT Change-Outs	\$20,000	\$80,000		\$80,000		\$100,000
<b>Developments</b>						
Misc. System Developments	\$150,000	\$150,000	\$150,000	\$150,000	\$150,000	\$150,000
	\$679,400	\$545,000	\$940,000	\$540,000	\$430,000	\$520,000

**Table 26. Parks and Recreation Capital Improvement Plan**

Project Description	2022	2023	2024	2025	2026	2027
Rotary Pavilion Property Development	\$500,000.00					
North Alder Street Park Sprayground	\$250,000					
IRRP Playground			\$ 200,000.00			
New Senior/Recreation Center		\$ 15,000,000.00				
McElroy Park Improvements				\$30,000.00		
Kiwanis Park Skatepark Improvements				\$545,000.00		
Rotary Park and Trail Development	\$500,000					\$5,000,000.00
New Park Acquisition					\$200,000.00	
Mt. View Park Multi Purpose Court Improvements		\$40,000.00				
Mt. View Park Tennis Court Development (6)			\$410,000			
PTCSTP Reconnection		\$825,000.00	\$75,000.00	\$200,000.00	\$500,000.00	\$300,000.00
Yakima River Trail			\$750,000.00			
Rotary Park Fieldhouse			\$3,000,000.00			
ERRC Improvements				\$75,000.00		\$425,000.00
Irene Rinehart Park Improvements						\$1,827,000.00
Skatepark Improvements					\$150,000.00	
Kleinberg Park Improvements					\$17,000.00	
Mt. View Park Improvements						\$188,300
Paul Rogers Park Improvements		\$118,000.00				
Reed Park Improvements	\$ 167,000.00					
South Main Entry Park Improvements						\$20,000
Veterans Memorial Park Improvements					\$401,000.00	
West Ellensburg Park Improvements					\$432,600.00	
Wipple Park Improvements				\$21,000		
Off Leash Park Phase II		\$10,000.00				
<b>TOTALS</b>	<b>\$ 1,417,000.00</b>	<b>\$15,993,000.00</b>	<b>\$4,435,000.00</b>	<b>\$871,000.00</b>	<b>\$1,700,600.00</b>	<b>\$7,760,300.00</b>

**Table 27. Sewer System Capital Facility Improvement Plan**

Project	2022	2023	2024	2025	2026	2027	2028-2039
General Sewer Plan and I/I Investigation	\$ 250,000						
Maintenance Issues & Concrete & Clay Pipe Replacement	\$100,000	\$100,000	\$100,000	\$100,000	\$100,000	\$100,000	\$1,300,000
Concrete & Clay Pipe Replacement							\$4,050,000
Cora Street Pump Station							\$486,000
Anderson Road Extension	\$2,600,000						
	\$ 2,950,000	\$ 100,000	\$100,000	\$100,000	\$100,000	\$100,000	\$5,836,000
Grand Total		\$9,286,000					

**Table 28. Stormwater Capital Improvement Plan**

Project	2022	2023	2024	2025	2026	2027
Dolarway Bridge and Levee	\$2,000,000					
Effectiveness Monitoring	\$40,000	\$ 40,000	\$ 40,000	\$ 40,000	\$ 40,000	\$ 40,000
University Avenue Gateway Project (Wenas to Whiskey Cr.)	\$3,227,000					
Annual Stormwater Project (Varies)	\$ 75,000	\$ 75,000	\$ 75,000	\$ 75,000	\$ 75,000	\$ 75,000
University Avenue Gateway II Project (Vista Rd. to E. CL)	\$400,000	\$ 5,000,000				
	\$5,742,000	\$5,115,000	\$ 115,000	\$ 115,000	\$ 115,000	\$ 115,000
Grand Total		\$11,317,000				

**Table 29. Telecommunications Capital Improvement Plan**

Project	2022	2023	2024	2025	2026	2027
<b>Strategic Plan</b>						
Plan Updates (every 3 years)			\$20,000			
<b>System Improvements</b>						
WWTP Fiber Optic Connection				55,000	\$55,000	
Bull Road	115000			20,000		
Hardware Refreshment	100,000	25,000	25,000	25,000	100,000	25,000
Outdoor Plant Improvements	\$48,000	\$48,000	\$48,000	\$48,000	\$48,000	\$48,000
Gateway 1	\$100,000					
Gateway 2	\$85,000					
Telecom Connections	\$50,000	\$50,000	\$50,000	\$50,000	\$50,000	\$50,000
Telecom Infrastructure	\$55,000	\$5,000	\$5,000	\$5,000	\$5,000	\$5,000
<b>Line Extensions</b>						
Commercial Customers	\$50,000	\$50,000	25,000	25,000	25,000	25,000
<b>Wireless Improvements</b>						
Community WiFi, Wireless Equipment for DR/Backup or Temporary Svc.		\$10,000	10,000	10,000		
<b>Total</b>	<b>\$603,000</b>	<b>\$188,000</b>	<b>\$183,000</b>	<b>\$238,000</b>	<b>\$283,000</b>	<b>\$153,000</b>
<b>GRAND TOTAL</b>	<b>\$1,648,000</b>					

**Table 30. Transportation Capital Improvement Plan**

**6 Yr. Transportation Improvement Plan (2022-2027)**

CITY OF ELLensburg 6-YEAR TRANSPORTATION IMPROVEMENT PLAN 2022 TO 2027 (INCLUDES CURRENT WORK REMAINING IN 2021)		PUBLIC HEARING DATE: ADOPTION DATE: RESOLUTION NO.		6/21/2021 6/21/2021 TBD						
REVENUE BY YEAR (thousands)										
SOURCE		2021*	2022	2023	2024	2025	2026	2027	TOTALS	
ARTERIAL STREET		559	95	300	100	105	105	410	1,674	
REGIONAL STBG		555	0	0	0	490	0	540	1,585	
SALES TAX RESERVE		64	947	998	100	700	300	945	4,054	
FEDERAL SAFE ROUTES TO SCHOOL & PEDESTRIAN/BICYCLE GRANTS		0	0	195	570	625	500	0	1,890	
WSDOT SAFETY PROGRAM		1,145	0	0	0	1,534	0	0	2,679	
TRANSPORTATION IMPROVEMENT BOARD (TIB) - Grant Programs		620	925	350	1,884	750	2,956	1,111	8,596	
DISTRESSED COUNTY SALES/USE TAX		65	160	0	100	0	0	375	700	
1/4 CENT REAL ESTATE EXCISE TAX		65	333	15	180	15	285	15	908	
MAP-21 TRANSPORTATION ALTERNATIVES PROGRAMS		35	368	0	0	0	1,050	0	1,453	
DOE FISCAL YEAR WATER QUALITY GRANT		191	2,720	4,232	0	0	0	0	7,143	
COUNTY LODGING TAX GRANT		0	67	0	0	0	0	0	67	
LOCAL LODGING TAX FUNDS		0	66	0	0	0	0	0	66	
STREET		0	0	0	104	0	0	0	104	
TRANSIT		26	0	0	0	0	0	20	46	
OTHER AGENCY		1,000	10	0	0	0	0	80	1,090	
LOCAL IMPROVEMENT DISTRICT (LID) / DEFERRALS		0	0	0	0	200	765	600	1,565	
TRAFFIC IMPACT FEES		15	785	0	1,370	700	866	826	4,562	
NOT FUNDED		0	0	0	0	0	0	0	0	
<b>TOTAL REVENUE</b>		<b>4,340</b>	<b>6,476</b>	<b>6,090</b>	<b>4,408</b>	<b>5,119</b>	<b>6,827</b>	<b>4,922</b>	<b>38,182</b>	
Funding (S/P)	PROJECT	2021*	2022	2023	2024	2025	2026	2027	Future	TOTALS
1 S/P	Bridge Inspections	5	5	5	5	5	5	5	0	35
2 S/P	Engineering Transfer	15	15	15	15	15	15	15	0	105
3 S/P	Signal Optimization	25	25	25	25	25	25	25	0	175
4 S/P	Alley Reconstruction (Annual)	65	65	70	70	75	75	80	0	500
5 S	Cora Street Curb/Sidewalk - 15th Avenue to Palouse to Cascades (PTC) Trail	375	0	0	0	0	0	0	0	375
6 S	Helena Ave Complete Streets Sidewalk Improvements - Water St. to Walnut St.	540	0	0	0	0	0	0	0	540
7 S	Helena Ave Overlay - Water St. to Airport Road	495	0	0	0	0	0	0	0	495
8 S	Main St. Corridor Intersection Enhancements	1,145	0	0	0	0	0	0	0	1,145
9 S	Canyon/90 EB Ramps-Intersection Improvements - Illumination/Rechannel/Sidewalks	500	0	0	0	0	0	0	0	500
10 S	University Way and Reecer Creek Road Signalization	665	0	0	0	0	0	0	0	665
11 S	5th Ave. and Railroad Ave. Traffic Signal Installation	65	395	0	0	0	0	0	0	460
12 S	University Way Gateway - Nanum Street to Red Horse Diner	10	3,017	0	0	0	0	0	0	3,027
13 S	Alder St and 14th Ave Signalization - PTC Reconnect Trail from 14th to KVEC	185	1,425	0	0	0	0	0	0	1,610
14 S	Pfenning Road Shared Use Pathway	50	526	0	0	0	0	0	0	576
15 S/P	Capitol Ave Sidewalk Replacement - Main St. to Sampson St.	0	60	0	80	0	85	0	0	225
16 P	Large Scale Wayfinding Implementation Project	0	133	0	0	0	0	0	0	133
17 S	Sixth Ave Paverstone Walk & Angle Parking (N. of City Hall)	0	125	0	0	0	0	0	0	125
18 S	Downtown Slurry Seal	0	450	0	0	0	0	0	0	450
19 S/P	Alder St Sidewalk - One Side - Capitol Ave to 4th Ave	0	35	0	35	0	35	0	0	105
20 P	Water St. Overlay - University Way to Manitoba, Manitoba from Water to Main	0	0	1,180	0	0	0	0	0	1,180
21 P	1st Ave Sidewalk Improvements - Ruby St. to Sampson St. - North Side	0	0	195	0	0	0	0	0	195
22 S/P	University Way/Gateway II - Vista Rd to east City Limits	200	200	4,600	0	0	0	0	0	5,000
23 P	Palouse to Cascades Reconnect Trail - Sanders to Airport	0	0	0	670	0	0	0	0	670
24 P	15th Ave Sidewalk Improvements - Cora St to Water St - North Side	0	0	0	154	0	0	0	0	154
25 P	Wildcat Way and 18th Intersection Enhancements	0	0	0	630	0	0	0	0	630
26 P	University Way and Water Street Intersection Enhancements and Widening	0	0	0	2,724	0	0	0	0	2,724
27 P	Canyon Rd/Main St. Overlay - Umptanum to Mtn View, 3rd Ave to University Way	0	0	0	0	740	0	0	0	740
28 P	Mountain View Ave and Ruby St Intersection Enhancements and Widening	0	0	0	0	2,434	0	0	0	2,434
29 P	Walnut St and 18th Bike Lane - Dean Nicholson to Alder St	0	0	0	0	125	0	0	0	125
30 P	University Way Sidewalks - Brick Rd. to Vista Rd.	0	0	0	0	1,700	0	0	0	1,700
31 P	Pfenning Rd Sidewalk - Vantage Hwy to 14th Ave	0	0	0	0	0	2,700	0	0	2,700
32 P	Industrial Way Improvements - LID	0	0	0	0	0	1,065	0	0	1,065
33 P	Canyon Rd and Umptanum Rd Intersection Enhancements and Widening	0	0	0	0	0	2,822	0	0	2,822
34 P	Vantage Highway Overlay - 100' E of Brick Rd to E. City Limits	0	0	0	0	0	0	950	0	950
35 P	Multimodal Facility Study	0	0	0	0	0	0	100	0	100
36 P	3rd Ave. Paverstone Sidewalks and Historic Lighting - Water St. to Depot	0	0	0	0	0	0	674	0	674
37 P	Capitol Ave. Improvements - Willow St. to Oak St.	0	0	0	0	0	0	1,271	0	1,271
38 P	Airport Rd Sidewalk Improvements - Dean Nicholson to N. City Limits	0	0	0	0	0	0	975	0	975
39 P	3rd Ave and Ruby St Intersection Enhancements	0	0	0	0	0	0	741	0	741
40 P	14th Ave and Wildcat Way Bike Lane - B St to University Way	0	0	0	0	0	0	86	0	86
41 P	Anderson/Umptanum/Railroad Ave. Road Widening/Overlay (Joint w/ County)								10,000	10,000
42 P	Chestnut St and Walnut St Bike and Ped Improvements								263	263
43 P	Brick Road Sidewalk Extension								600	600
44 P	Trail Connection - 5th Ave to University Way (near CWU)								47	47
45 P	5th and Ruby Intersection Enhancements and Widening								741	741
46 P	Helena Ave and Walnut St Intersection Enhancements and Widening								740	740
47 P	Helena Ave and Water St Intersection Enhancements and Widening								936	936
48 P	Manitoba Ave and Ruby St Intersection Enhancements and Realignment								1,332	1,332
49 P	University Way and Alder St Intersection Enhancements and Widening								1,558	1,558
50 P	University Way and Main St Intersection Enhancements and Widening								3,338	3,338
51 P	Water St and Bender Rd Intersection Enhancements								966	966
52 P	Airport Rd and Bender Rd Intersection Enhancements								1,008	1,008
53 P	Capitol Ave and Chestnut St Intersection Enhancements								672	672
54 P	Sanders Rd and Alder St Intersection Enhancements								665	665
55 P	Capitol Ave and Willow St Intersection Enhancements								524	524
56 P	Mountain View Ave and Bull Rd Intersection Enhancements								681	681
57 P	Anderson Rd and Umptanum Rd Intersection Enhancements								1,252	1,252
58 P	15th Ave and Cora St Intersection Enhancements								432	432
59 P	18th Ave and Alder St Intersection Enhancements								720	720
TOTAL EXPENDITURE		<b>4,340</b>	<b>6,476</b>	<b>6,090</b>	<b>4,408</b>	<b>5,119</b>	<b>6,827</b>	<b>4,922</b>	<b>26,475</b>	<b>64,657</b>
ARTERIAL STREET FUND BEGINNING BALANCE (01/01/2021))		1,347	903	923	738	753	763	773		
EST. GAS TAX REVENUE & SCHEDULED SALES TAX TRANSFER		115	115	115	115	115	115	115		
ARTERIAL STREET FUND ENDING BALANCE		903	923	738	753	763	773	478		

\*Current year projects shown for accounting purposes.

\*\*TIP plans calls for road widening/impr. projects to be funded from Sales Tax Reserve, to replace the Federal STP funding which is now shown for potential asphalt overlay funding. (Average annual need to overlay the arterial street system on a 15 year cycle is in excess of \$800,000 per year.)

**Table 31. Wastewater Treatment Capital Improvement Plan**

**Table 32. Water System Capital Improvement Plan**

Project	2022	2023	2024	2025	2026	2027	2028-2039
Illinois Well Outfitting / Well House / Main Ext.	\$3,200,000						
Water System Plan							\$300,000
Craig's Hill Pressure Zone		\$300,000					
Inspect Reservoirs	\$20,000						
Recoat Reservoir				\$825,000			\$825,000
Pfenning Loop			\$274,000				
Cora Street Loop Pressure			\$431,000				
Helena Main Extension	\$325,000						
Memorial Park Main Relocation	\$50,000						
Walnut Street Main Replacement		\$286,000					
Seattle Ave. Main Extension		\$323,000					
24-inch Main Inspection	\$25,000						
24-inch Valve Rehabilitate	\$33,000	\$33,000	\$33,000	\$33,000			
Pressure Reducing Valve							\$81,000
New Well					\$3,500,000		
Oversizing Fund	\$40,000	\$40,000	\$40,000	\$40,000	\$40,000	\$40,000	\$520
Pipe Replacement Fund	\$100,000	\$100,000	\$100,000	\$100,000	\$100,000	\$100,000	\$1,300,000
Water Use Audits of City Parks	\$10,000						
Water Bills Showing Consumption History	\$ 10,000						
Meter Testing	\$35,000	\$35,000	\$35,000	\$35,000	\$35,000	\$35,000	\$455,000
Pump and Motor Inspection/Repair	\$55,000	\$55,000	\$55,000	\$55,000	\$55,000	\$55,000	\$416,000
Grand Total	\$3,903,000	\$1,172,000	\$968,000	\$1,088,000	\$3,730,000	\$230,000	\$3,377,520
	\$14,468,520						

**EXHIBIT B**

2021 City of Ellensburg Comprehensive Plan, 2021 Updates

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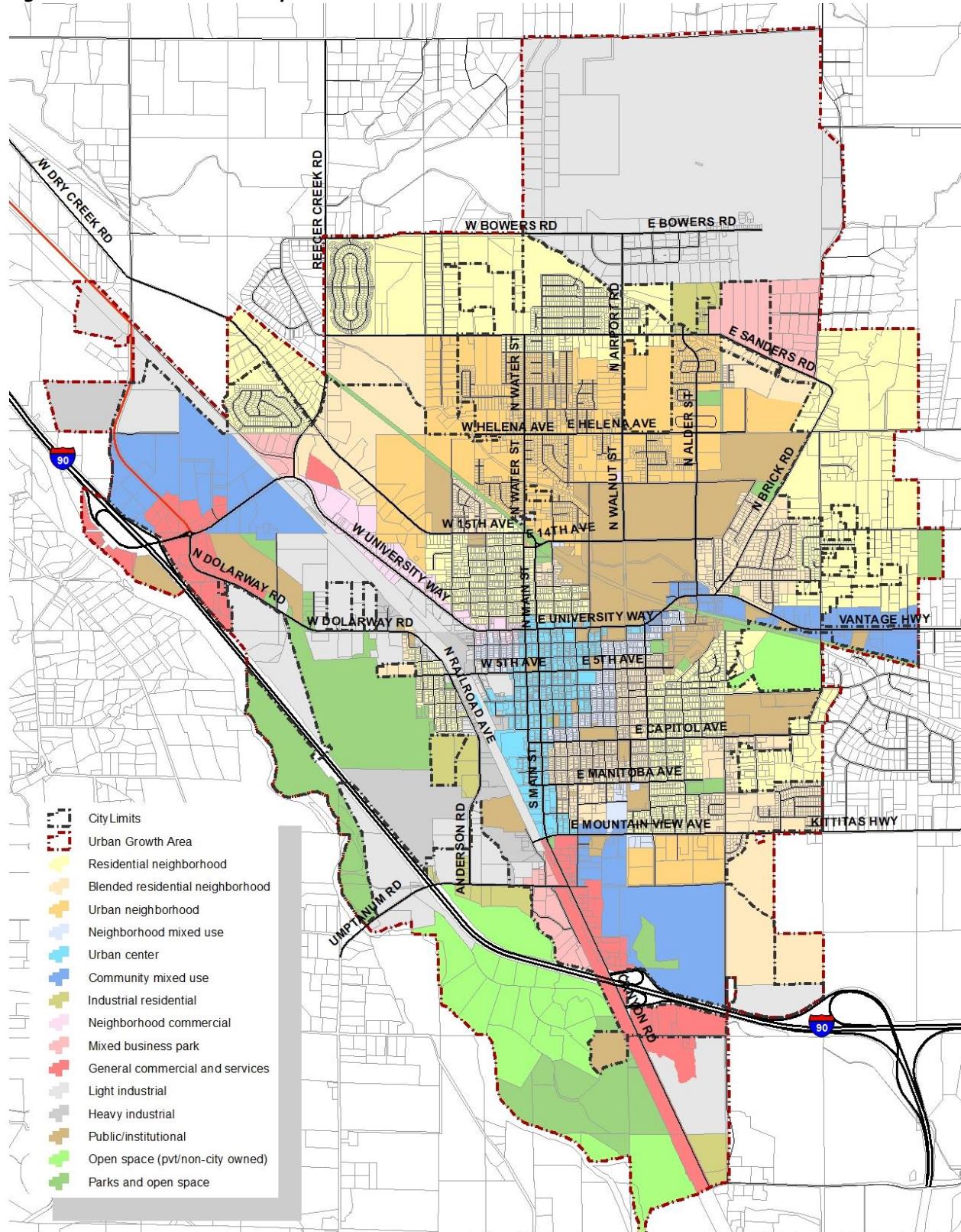
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**Figure 1. Future Land Use Map**





# CHAPTER 2 HOUSING

## WHAT YOU WILL FIND IN THIS CHAPTER

- Information about the need for housing in the community.
- Policies that seek to protect the quality of Ellensburg's housing inventory.
- Policies that provide a framework for increasing housing supply and diversity while protecting existing neighborhoods.
- Policies that direct the City's efforts to maintain and increase affordable housing.
- Policies that address the needs of members of the community who require housing accommodation or assistance due to disability, health, age, or other circumstance.

## OVERVIEW

The following information creates the overall picture of housing availability and affordability in Ellensburg. Over the past ten years the community has seen a great deal of population growth, and with it escalating prices in both rental costs and home sale prices. Demand for housing has also increased, particularly among those with low to moderate incomes.

This chapter contains information on housing supply, condition, occupancy, and affordability. The City of Ellensburg conducted an Ellensburg Housing Needs Assessment in 2016, and the results from that study supplement the information in this chapter.

The goals, policies, and programs found at the end of this chapter identify the steps the City of Ellensburg can take in response to housing issues found within the community. These steps are intended to ensure the vitality of existing neighborhoods and homes, estimate current and future housing needs, and provide direction to implement programs that satisfy those needs.

## BACKGROUND & CONTEXT

The Kittitas County Conference of Governments (COG) established growth projections for each jurisdiction in the county. This includes Ellensburg, Cle Elum, South Cle Elum, Roslyn, and Kittitas, as well as the unincorporated areas of the County. Each projection is the amount of growth expected to be accommodated during the time period from 2017-2037. Ellensburg's growth projection for this period is 11,757 additional people, or about 4,755 additional households over the next 20 years.

In order to plan for these new households, the City must identify that there is sufficient land and zoning capacity to accommodate this growth. The City must also identify strategies to show that there will be available housing and services for this projected increase in population. New housing could include traditional single-family homes, cottage housing, accessory dwelling units, duplexes, triplexes, townhomes, or apartment buildings. Planning for expected growth requires an understanding of household characteristics, demographic trends, current housing inventory, and housing market conditions.

### Household Characteristics

As of 2016, 21,340 people live in the City of Ellensburg and its surrounding Urban Growth Area (UGA). This equates to 7,823 total households in the City of Ellensburg and 660 additional households in the UGA. According to data from the Washington State Office of Financial Management (OFM), 11% of the population reside in group quarters, such as college residence halls, jails, or nursing facilities, while the remainder reside in households.

*Figure 1* breaks down the households inside the city by type. Family households make up about 41% of the total households in Ellensburg, with the majority (30%) being small families with no elderly members. Nearly a quarter of households are non-elderly residents living alone, and another 24% are other non-family households. It is likely that many of the households in these two categories are Central Washington University (CWU) students living alone or sharing apartments or single family

### HOUSEHOLD TYPES

**Family** – 2 or more people living together, related by birth, death, marriage, or adoption

**Small Family** – families with 2-4 members (excluding elderly families)

**Large Family** – families with 5 or more members

**Elderly Family** – 2 people, either or both 62 years or over

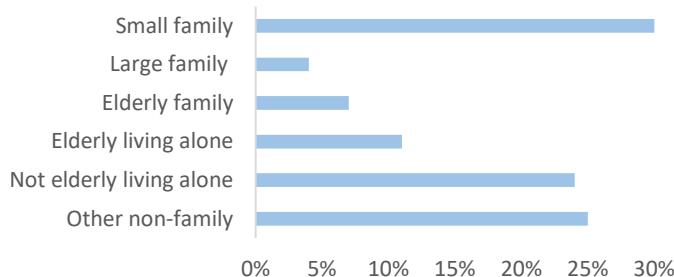
**Elderly Living Alone** – 62 years or over, living alone

**Not Elderly Living Alone** – 62 years or under, living alone

**Other Non-Family** – 2 or more non-elderly and unrelated people living together

homes off campus. Over two-thirds of households in Ellensburg have only one or two members, and just 15% of households have four members or more.

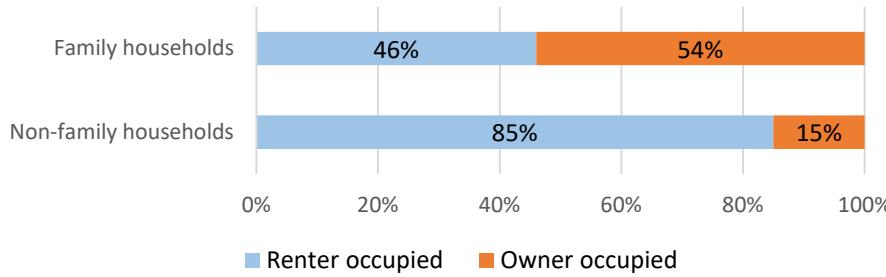
**Figure 1. Households by Household Type**



Source: U.S. Census, American Community Survey 5-Year Estimates, 2010-2014; BERK, 2017

About 70% of households in Ellensburg are renter-occupied. As shown in *Figure 2*, non-family households are much more likely to be renters than family households are. This is expected given that many non-family households in Ellensburg consist of students living off campus.

**Figure 2. Household Tenure by Household Type**



Source: U.S. Census, American Community Survey 5-Year Estimates, 2010-2014; BERK, 2017

### **Demographic trends**

Central Washington University is a major presence in Ellensburg. There are over 9,600 full time students attending university on-campus. Approximately one third of the population of Ellensburg consists of students living off campus. The University is projecting that within the next 5 to 10 years enrollment will be capped at about 12,000 full time students attending university on-campus. The presence of CWU within the city limits significantly affects, and will continue to affect, housing types and distribution.

There are over 1,000 households in Ellensburg with a senior householder, about 43% of which are renters (*Table 1*). According to the 2012 OFM projections, approximately 14% of Kittitas County's population is 65 years and older. This population share is projected to rise to 20% by 2030 as today's baby boomers enter their 70s and 80s. As the urban center of the county, Ellensburg could expect similar increases in the population of people 65 years and older.

**Table 1. Households with a Senior Householder**

	Households
Total households with a senior householder	1,023
Renter-occupied	438
Owner-occupied	585

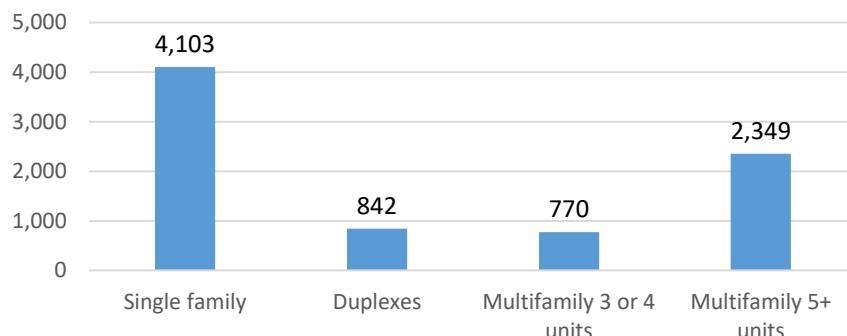
Source: U.S. Census, American Community Survey 5-Year Estimates, 2010-2014; BERK, 2017

### **Homelessness and unhoused population**

Data on homeless and unhoused population in Ellensburg is limited and sometimes inconsistent because different institutions define and count homeless populations differently. One method of tracking homelessness is through census data. At the time of the 2010 census, there were 30 homeless individuals, including 11 in emergency and transitional shelters, and 19 who were most likely unsheltered or living in vehicles. Another method of tracking is through the annual point in time (PIT) county of the homeless population, conducted every January. The 2017 PIT count identified a total of 37 homeless people, 29 sheltered (including both emergency and transitional) and 8 unsheltered. Ten of the sheltered households included minors.

### **Existing Housing Stock**

As of 2016, there were 8,363 housing units in the City of Ellensburg. *Figure 3* breaks down all units in the City by unit type. Single family homes make up 49% of the housing stock, 47% are in multifamily structures, and less than 4% are mobile homes. Among the multifamily units, the majority are in larger buildings with five or more units.

**Figure 3. Housing Units by Housing Stock**

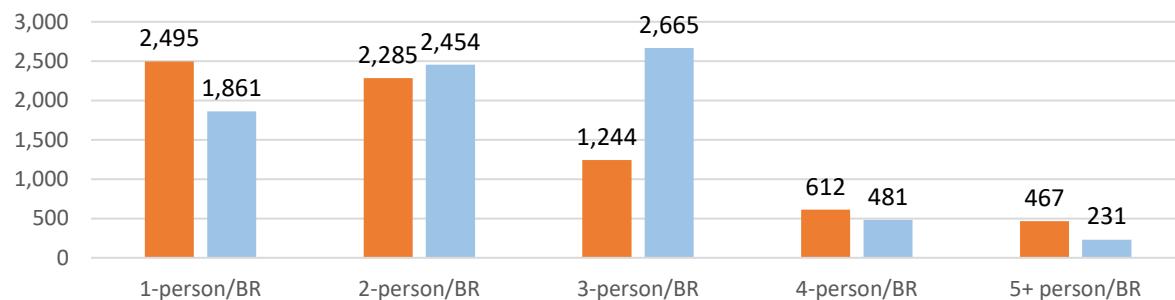
Source: OFM, 2016; BERK, 2017

*Figure 4* breaks down the housing stock by the number of bedrooms and compares it to the size of households in Ellensburg. There are nearly 2,500 households with only one member, yet there are less than 1,900 studio and one-bedroom housing units combined, and much of the current supply of smaller unit apartment homes are marketed exclusively to students. While not all one person households are looking for a studio or one bedroom unit, it is likely that there are people living in larger shared houses that would prefer to live in a studio or one bedroom unit if they are available. Sharing of larger houses indicates the demand for studio and one bedroom units potentially exceeds what is indicated by looking at census data about

household sizes. Smaller units may also be suitable for residents without families or small families seeking an affordable housing option.

Housing units with three or more bedrooms make up 44% of the existing housing stock while only 33% of households have three or more members. Assuming that people seeking small apartment units are instead sharing larger units due to lack of appropriate supply in the apartment market, there is potential that the number of households with three or more members is higher than actual demand.

**Figure 4. Alignment between Household Sizes and Size of Units in Housing Stock**



Source: U.S. Census, American Community Survey 5-Year Estimates, 2010-2014; BERK, 2017

Between 2010 and 2016 570 new housing units were built or placed in Ellensburg; 56% of the units produced were single family homes. Less than a quarter of the production during this period were multifamily residences. With nearly two thirds of the households in Ellensburg having one or two members, and 70% of households being renters, there may be greater demand for multifamily housing and smaller unit sizes than the market is currently providing.

A 2016 Washington Center for Real Estate Studies survey of apartment buildings in Kittitas County provides a snapshot of vacancy rates and rents, broken down by unit type. The most notable finding from this survey is the very low vacancy rates. For studio, one bedroom, and three bedroom apartments, apartment managers reported 0% vacancy, and overall the apartment vacancy rate was 0.8%. These low vacancy rates are far below the 5% vacancy rate which is considered to be a healthy balance between supply and demand.

#### HOUSING VACANCY RATE

Without housing vacancies, to change houses you would need to find someone who has the house you want and wants the house you have, and then trade.

Very low vacancy rates cause housing prices to increase as demand surpasses supply.

Very high vacancy rates may lead to decreases in civic activity, safety, and property values.

### ***CWU student housing***

*Table 2* shows current operating capacity within student housing provided by CWU. Most of the capacity is in the residence halls. However not all of the current capacity is in use because many rooms originally designed as doubles have been renovated and converted to single person rooms.

***Table 2. CWU Student Housing: Current Operating Capacity***

	<b>Beds</b>		<b>Apartment units</b>
Residence halls	2,761	Studios	20
Apartments	892	1 bedroom	97
<b>Total</b>	<b>3,653</b>	2 bedroom	281
		3 bedroom	71
		<b>Total</b>	<b>469</b>

Source: CWU, 2016; BERK, 2017

### ***Subsidized housing***

Subsidized housing is publicly assisted housing for eligible low-income families, the elderly, and persons with disabilities when available (see definitions for more information). There are a total of 804 subsidized housing units in Ellensburg. The income eligibility requirements for these units vary by building, but range between 30% of Area Median Income to 95% of Area of Median Income. With the Area Median Income for Kittitas County calculated at \$65,600 in 2016, this means 30% of AMI is \$19,680.

In addition to the subsidized housing units that are available in Ellensburg, an additional 30 households receive housing choice vouchers (see definition) to subsidize rental units available on the private market.

***Table 3. Subsidized Housing Units by Population Served and income Eligibility***

<b>Population Served</b>	<b>Unit County by Eligibility</b>				<b>Unit Count</b>
	Below 30% AMI	Below 50% or 60% AMI	Below 80% AMI	Below 95% AMI	
Senior/Disabled	120	174	30	0	324
Families	95	0	44	0	139
Mixed (individuals and families)	168	122	0	51	341
<b>Total</b>	<b>383</b>	<b>296</b>	<b>74</b>	<b>51</b>	<b>804</b>

Source: National Housing Preservation Database, 2016; HUD Low Income Tax Credit Database, 2016; Multifamily Assistance and Section 8 Contracts Database, 2016; Kittitas County Housing Authority, 2016; HopeSource, 2016; AptFinder.org, 2016; BERK, 2017

None of the units have subsidies that are expected to expire within the next six years. However, 599 units are in buildings with subsidies that will expire within the next 20 years. Of these, 224 units have private owners that may not maintain the property permanently as affordable housing.

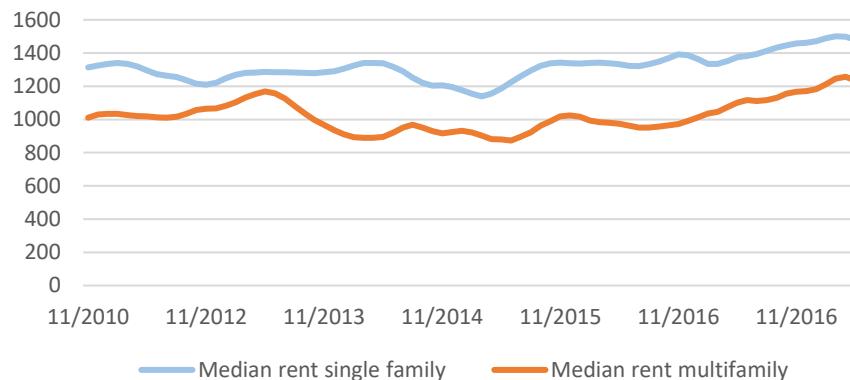
According to the Kittitas County Housing Authority, wait times for qualified applicants seeking units in their buildings is typically twelve to eighteen months. Wait times for three bedroom units have a shorter wait time (three to six months) and wait times for four bedroom units can be up to three years. The eligibility and demand for all unit types significantly exceed the number of units available. The vast majority of the subsidized housing stock in Ellensburg is available to renter households.

Kittitas County Habitat for Humanity runs an affordable home ownership program. This program provides homes to families earning 30% to 60% of Area Median Income based on need and ability to contribute sweat equity. Since 1994, 11 units have been built in the City of Ellensburg.

### Housing market trends and housing affordability

Rental costs for apartments and single family homes have increased between November 2010 and September 2016. Between 2011 and 2016, single-family rents rose at an annual rate of 2.9% (18% for the 5-year period). During that same period multifamily rents rose by 1.8% annually (12% for the period). The rate of increase has been higher in recent years; between 2013 and 2016 single-family rents rose at an annual rate of 5.4% and multifamily rents rose by 5.9% annually.

**Figure 5. Median Monthly Rent**



Source: Zillow Rent Index 2017; BERK 2017

These increased rental prices, combined with wages that have not kept pace with inflation, and a shortage of housing units, have culminated in a shortage of affordable housing for many Ellensburg residents. The U.S. Department of Housing and Urban Development deems housing to be affordable if a household spends no more than 30% of their gross income on housing costs. Gross housing costs

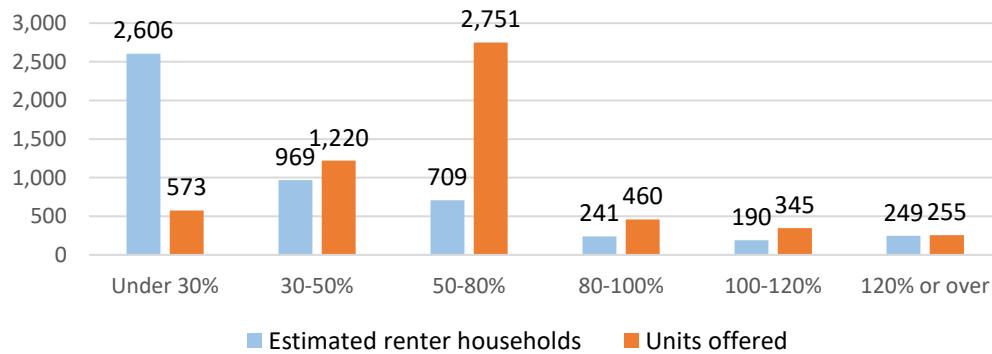
**AREA MEDIAN INCOME**  
is determined by the U.S. Department of Housing and Urban Development (HUD) using American Community Survey five-year estimates of median household income for a family of four.

Kittitas County Area Median Income: \$65,600

A household is considered **COST BURDENED** if they spend more than 30% of their gross income on housing costs; more than 50% on housing cost is considered **SEVERE COST BURDEN**.

consist of rent or gross monthly owner costs plus basic utilities. During the 2010 to 2014 period, the United States Census estimates indicate there were 2,606 Ellensburg households earning below 30% area median income while only 573 units were offered at a rent affordable to these households. This means that there were 2,033 households that were unable to find rental units at prices that would be considered affordable. However, U.S. Census also estimates that there was a surplus of units affordable to all other income levels. The largest surplus was in units affordable to moderate income households (those earning 50%-80% of Area Median Income). *Figure 6* visually compares household income level to units offered at that affordability level to highlight the areas of greatest shortage and surplus.

**Figure 6. Renter Households by Income Level Compared to Units Offered by Affordability Level**



Source: Zillow Rent Index 2017; BERK 2017

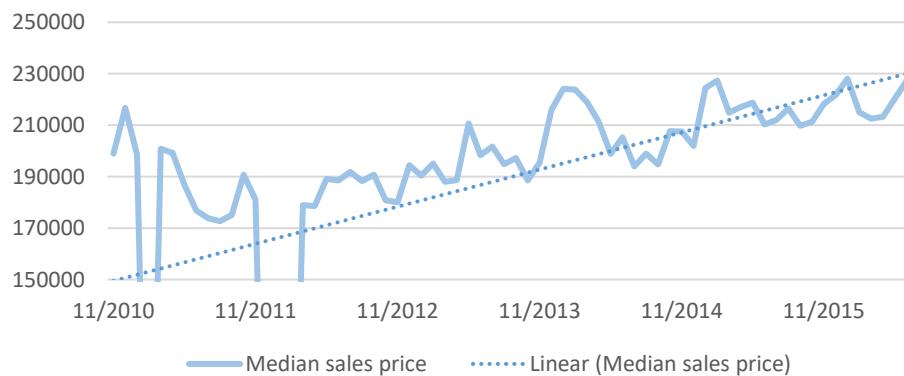
In order to better understand where the needs are in Ellensburg *Table 4* shows cost burdened households by household type. The household type 'Other' includes non-family households with no members 62 years and older. It is likely that a great number of these households include CWU students, and it is the best proxy for student households for which cost burden data is available. The largest number of cost burdened renter households are in this category. The other household types in *Table 4* are useful for understanding needs among households that are not likely occupied by university students. Among these household types, the greatest need is affordable housing for small families and elderly people living alone.

**Table 4. Cost Burdened Renter Households by Household Type**

Household type (renters only)	Household Income Level					Total
	Very Low (<30% AMI)	Low (30-50% AMI)	Moderate (50-80% AMI)	Lower Middle (80-100% AMI)	Above AMI	
Elderly Family	20	0	0	0	20	40
Elderly Non-Family	185	130	0	15	0	330
Large Family	0	10	0	0	0	10
Small Family	274	220	85	10	0	589
Other	1,625	545	245	35	30	2,480
<b>Total cost burdened households</b>	<b>2,104</b>	<b>905</b>	<b>330</b>	<b>60</b>	<b>50</b>	<b>3,449</b>
<b>% of households</b>	<b>93%</b>	<b>87%</b>	<b>44%</b>	<b>25%</b>	<b>7%</b>	<b>70%</b>

Source: U.S. Department of Housing and Urban Development, Consolidated Housing Affordability Strategy (based on U.S. Census American Community Survey 5-Year Estimates, 2009-2013); BERK 2017

Figure 7 shows changes in median home sale prices between November 2010 and June 2016. Between June 2011 and June 2016, the median home sales price rose by 5.2% annually. Assuming a household can afford a 20% down payment, a household requires at least \$47,480 in yearly income to afford a mortgage for a home at the 2016 median selling price of \$227,250. Real estate professionals reported there is significantly less housing stock on the market than ever before. Prior to 2016, the lower Kittitas County market (which includes Ellensburg) maintained listings of about 200 units at any given time. Throughout 2016, listings were consistently about half that number.

**Figure 7. Median Home Sale Price**

Source: Zillow, 2017; BERK 2017

Table 5 shows cost burden for all owner-occupied households by income level. About 25% of these households which are owner-occupied are cost burdened.

**Table 5. Cost Burdened Owner-Occupied Household by Household Type**

Household type	Household Income Level					Total
	Very Low (<30% AMI)	Low (30-50% AMI)	Moderate (50-80% AMI)	Lower Middle (80-100% AMI)	Above AMI	
Elderly Family	0	15	30	4	0	49
Elderly Non-Family	10	45	20	0	0	75
Large Family	0	0	20	0	15	35
Small Family	20	0	45	40	90	195
Other	40	0	39	40	29	148
<b>Total cost burdened households</b>	<b>70</b>	<b>60</b>	<b>154</b>	<b>84</b>	<b>134</b>	<b>502</b>
<b>% of households</b>	<b>93%</b>	<b>32%</b>	<b>66%</b>	<b>63%</b>	<b>9%</b>	<b>25%</b>

Source: U.S. Department of Housing and Urban Development, Consolidated Housing Affordability Strategy (based on U.S. Census American Community Survey 5-Year Estimates, 2009-2013); BERK 2017

*Table 4 and Table 5 estimate there are about 1,323 non-student cost burdened households in Ellensburg. The majority of these households are small families (59%) and elderly people living alone (31%).*

The culmination of this data indicates that there is not enough housing stock to meet the needs of the existing population in 2016. At the current rate of production, the housing stock will not meet the demand of the expected growth of 11,757 more people over the next twenty years. Furthermore, the pressures between supply and demand have exacerbated the affordable housing challenges for Ellensburg residents. With these factors in mind, the City is committed to turning the tide and supporting innovative methods to meet the needs of its residents. The City recognizes the need to encourage and promote a higher rate of housing production, and the need to successfully implement important housing goals which will aid all economic segments of the community.

The following sections will describe opportunities identified for providing new housing, as well as a description of what success would look like for Ellensburg. This is followed by goals, policies and programs intended to guide future policy decisions, as well as a section pertaining to Action Items that can be pursued in the more immediate future.

## Housing Opportunities

This Housing Chapter supports innovative methods to achieve important housing goals while maintaining flexibility to fulfill different priorities in different neighborhoods. This section describes some of the innovative housing types in Ellensburg and the context in which they may work well.

- **Mixed use housing.** Ellensburg encourages creative and innovative uses on commercial and mixed use land to increase housing supply. Mixing housing and commercial uses can enhance the vitality of commercial areas by encouraging foot traffic to support neighborhood shops, and to provide eyes on the street. Over time, areas of downtown and areas near the south and west freeway interchanges could become distinct mixed use neighborhoods.
- **Downtown housing.** Second and third story residential and mixed used buildings will provide housing for people who want to live in an urban setting where there is a higher concentration of jobs and services and a variety of transportation options.
- **Accessory dwelling units.** New housing opportunities may also be provided in well-established neighborhoods. City policies currently allow for a single-family property to be designed to include an independent residence, or accessory dwelling unit, which is either attached or detached to the existing home. Accessory dwelling units are subject to specific guidelines to protect the character of the single family neighborhood. Accessory dwelling units may provide affordable housing opportunities, help those with limited income keep their homes, and extend opportunities for aging in place.
- **Universal design and aging in place.** Housing opportunities are created when housing design and choice accommodates the ordinary changes that people experience over their lives due to aging and life circumstances. Ellensburg encourages housing options, programs, and services, that support independence and choices for those who want to remain in their homes or neighborhoods regardless of age or ability.
- **Planned unit development.** Utilization of Planned Unit Developments allows for variations in site design and density from the requirements of the Land Development Code in exchange for public review and design review to ensure compatibility with the setting. Clustering of housing within the planned unit developments may be encouraged to protect critical areas.

## What does success look like?

Ellensburg maintains the vitality of existing neighborhoods and employs an array of housing tools to increase housing opportunities across the city. A broader range of housing choices serve residents at various income levels and help address emerging market demand, including housing for a varied workforce, for young adult workers and students, for seniors aging in place, and for those who desire to live in walkable neighborhoods. For a housing strategy to be considered successful, the following outcomes will be visible:

- All residents have fair and equal access to healthy and safe housing choices.
- Housing production is occurring in a manner consistent with housing targets.
- All households have access to affordable housing and diverse housing options that are equitably and rationally distributed.

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## GOALS, POLICIES, & PROGRAMS

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These housing goals, policies, and programs contain steps that the City of Ellensburg can take in response to housing issues found within the community. These steps are intended to ensure the vitality of the existing residential stock, estimate current and future housing needs, and provide direction to implement programs that satisfy those needs.

**Goal H-1: Preserve, protect, and strengthen the vitality and stability of existing neighborhoods.**

**Policy A** **Encourage development of an appropriate mix of housing choices through innovative land use and well-crafted regulations.**

*Program 1* Integrate new development, with consideration to design and scale that complements existing neighborhoods, and provides effective transitions between different uses and intensities.

*Program 2* Encourage infill development on vacant and underused sites.

**Policy B** **Establish additional logical access routes outside of the existing street system for bicycle and pedestrian traffic.**

*Program 1* Identify trail easements and develop an effective maintenance strategy.

**Policy C** **Protect and connect residential neighborhoods so they retain identity and character and provide amenities that enhance quality of life.**

*Program 1* Encourage housing opportunities in mixed residential/commercial settings throughout the city.

*Program 2* Provide increased residential density and improve infrastructure along arterials and transit routes through redevelopment and retrofitting, such as sidewalks and stormwater treatment.

*Program 3* Assure that site, landscaping, building, and design regulations create effective transitions between different land uses and densities.

**Policy D** **Promote sense of place in neighborhoods.**

*Program 1* Promote high quality design that is compatible with the overall style and character of established neighborhoods.

*Program 2* Support the preservation of Ellensburg's historically-significant housing through the City's historic preservation program, which maintains a list of historic properties and districts, and provides education and incentives.

*Program 3* Encourage the use of long-lived, low-maintenance building materials; high-efficiency energy systems; and low impact development techniques that reduce housing life-cycle costs and provide better environmental performance.

*Program 4* Foster innovative housing and mixtures of housing types that preserve natural resources and consolidate open space.

**Goal H-2** **Allow and encourage and accommodate a variety of housing types and densities to meet housing needs of all economic segments of the community.**

**Policy A** **Review the Land Development Code to allow for a wider variety of housing types.**

*Program 1* Review barriers to the development of denser housing types such as duplexes, townhomes, and accessory dwelling units.

**Policy B** **Encourage residential development in commercial and mixed use zones, especially those within proximity to transit.**

*Program 1* Expand the Multifamily Tax Exemption program beyond the downtown area to encourage multifamily housing in other areas where it is needed.

*Program 2* Evaluate, review, revise, and publicize the density bonus incentive program.

*Program 3* Work with Central Washington University and private developers to support on-campus housing for students and in transit-served mixed residential/commercial settings throughout the city.

**Policy C** **Consider housing cost and supply implications of proposed regulations and procedures.**

*Program 1* Consider reducing parking requirements for mixed-use housing developments and affordable housing developments in close proximity to jobs and transit.

**Policy D** **Create and preserve ADA accessible and affordable housing opportunities locally and with a regional perspective.**

*Program 1* Promote working partnerships with public, private, non-profit groups, and developers to plan and develop a range of housing choices.

*Program 2* Evaluate other housing affordability programs utilized in other communities that could be incorporated into the Land Development Code.

*Program 3* Support the preservation, maintenance, and improvements of older/historic housing and assistance to low income households who want to stay in their homes.

*Program 4* Create an inventory of surplus property suitable for affordable housing.

**Policy E** **Identify Potential properties to allow for emergency housing, emergency shelters, and permanent supportive housing.**

*Program 1* Develop a conditional use provision in the permitted use table in the land development code allowing for emergency housing, shelters, and permanent supportive housing in appropriate zones.

**Goal H-3** **Encourage and support a variety of housing opportunities for older adults and people with disabilities.**

**Policy A** **Collaborate with other jurisdictions, organizations, and private developers to meet special housing needs that address a broad spectrum of solutions.**

*Program 1* Promote accessible and affordable housing in areas that are close to services and the rest of the community.

*Program 2* Coordinate with local organizations and agencies to provide sufficient and affordable home maintenance and support services.

*Program 3* Promote the use of universal design principles for new development or redevelopment housing projects.

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## ACTION ITEMS

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***Allow for Planned Unit Developments***

Incorporate planned unit developments as an allowable use as appropriate into the City's land development code.

***Evaluate, review and revise density bonus program***

The existing density bonus program provides density bonus incentives between 5 and 150% greater density for developments that incorporate a greater variety of housing types, affordable housing, green building, trails, and historic preservation. Since to date, none of these density bonuses have been taken advantage of, it is the City's goal to create a program that provides relevant incentives and an administration and implementation plan. This will include an evaluation of other jurisdictions' incentive programs including affordable housing mandates that have achieved the sought after results as well as outreach and engagement with the local development community.

***Expand the Multifamily Tax Exemption Program***

Expand the Multifamily Tax Exemption program into areas outside the Central Business District that have been prioritized for increased multifamily housing.

***Review and revise land development code***

Review and revise the land development code as necessary to allow for a wider variety of housing types; specifically review and identify potential barriers to small-scale multifamily developments, duplex, townhome, and accessory dwelling units.

***Review barriers to missing middle housing types***

Ellensburg needs increased housing production, particularly among missing middle formats such as duplexes, townhomes, tiny homes, and accessory dwelling units. Outreach to housing developers and to real estate professionals indicated there is a need for this housing, but that it may be difficult to produce under current conditions.

***Review parking standards***

Consider reducing parking requirements for new student-oriented housing or affordable housing near jobs and transit. Parking was identified as a significant cost barrier for building new multifamily housing, and as such additional residential parking and transit data should be collected and evaluated.

## POLICY CONNECTIONS

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The **Land Use** chapter includes policies and land use designations that support the development of many types of housing to ensure that people who live and work in Ellensburg have adequate housing choices.

The **Transportation** chapter includes goals and policies for establishing consistency and coordination between transit service and future housing and mixed use developments.

The **Economic Development** chapter includes goals and policies to encourage mixed-use areas and residential areas in close proximity to job opportunities and amenities.



# CHAPTER 4

## CAPITAL FACILITIES AND UTILITIES

### WHAT YOU WILL FIND IN THIS CHAPTER

- Inventory of public facilities including locations and capacities.
- Forecasts of future needs for public facilities and utilities.
- Goals, policies, and programs that will help to ensure safety, efficiency, and affordability of city facilities and utilities.

### OVERVIEW

The City of Ellensburg is a full-service municipality, offering water, wastewater, natural gas, electric and telecommunications utilities, storm water drainage, a street transportation system, law enforcement, a public library, a parks and recreation system, and administrative services that keep it all running.

In addition, the Ellensburg School District, Kittitas Valley Healthcare, Fairpoint Communications, Charter Communications, Waste Management, Puget Sound Energy, Kittitas County Public Utility District, and Kittitas County also provide services to Ellensburg residents and to land within Ellensburg's Urban Growth Area (UGA).

Ellensburg is served by an extensive system of publicly funded and operated facilities, from schools and parks to utility systems and transportation facilities. Many of these facilities, such as water towers and roads, help meet the basic needs of residents. Others, such as fire stations, make the community safer. Community resources like schools and libraries foster learning and educational development, which make the city a better place.

The community benefits from these investments on a daily basis. In order to sustain and improve on the benefits the community currently enjoys, the City must identify how it can best maintain existing facilities and create new facilities to serve the needs and desires of local residents and future development.

## BACKGROUND & CONTEXT

This section addresses existing capital facilities and utilities owned and largely managed by the City of Ellensburg, including water, wastewater, stormwater, electric, natural gas, telecommunications, library services, and police.

Demand for Ellensburg's capital facilities is likely to grow over the next 20 years. New demand can be accommodated through new capacity and through managing demand. Demand management can be accomplished in a variety of ways, depending on the service or facility. For example, encouraging consumers to use less electricity during peak hours can decrease the need for future investments to meet peak demands.

Each capital facility system has its own functional plan, which includes a list of needed capital facilities. Facility needs are determined through Level of Service standards, operating criteria, or performance standards.

A key feature of the capital facilities planning process is asset management, which continually monitors the condition of existing facilities and infrastructure, identifies levels of maintenance needed, and determines when facilities need to be replaced. The City's capital facilities policies ensure that the city plans in advance for maintenance and infrastructure replacement to maintain Levels of Service. These policies also tie capital facilities planning to land use, making sure that assumptions about future growth are consistent.

### Capital Facilities Inventory

Most city-owned and operated capital facility systems are governed by a dedicated functional plan. These plans contain detailed inventories of existing facilities and infrastructure as well as planned improvements. In addition to the facilities covered by functional plans, the City of Ellensburg maintains and uses a number of other facilities to perform administrative functions. *Table 1* contains a list of both types of facilities, a description, and a reference to the functional plan, if applicable.

### WHY CAPITAL FACILITY PLANNING?

The Growth Management Act gives jurisdictions direction on capital facilities through its Public Facilities Goal:

*"Ensure that those public facilities and services necessary to support development shall be adequate to serve the development at the time the development is available for occupancy and use without decreasing current service levels below locally established minimum standards."*

Kittitas County Countywide Planning Policies ensure jurisdictions' plans for growth are consistent with their Capital Improvement Program, and that urban areas have adequate public facilities and services to meet growth targets.

The Ellensburg Capital Facilities Chapter demonstrates how the City will provide adequate facilities to anticipate growth needs, achieve acceptable levels of service, efficiently use fiscal resources, and meet realistic timelines.

A list of capital facility improvements and projected costs for the next six years is included in Appendix A: Capital Improvement Program, and is updated annually. The functional plans listed in *Table 1* identify facility inventories, potential funding sources, and implementation strategies. For each relevant utility functional plan there are specific strategies that proactively address energy efficiency and water conservation.

**Table 1. Inventory of City-Owned Capital Facilities**

Facility Type	Description	Functional Plan
Ellensburg City Hall	City departments, council chambers, and city shop facilities	N/A
Ellensburg City Shop and Warehouse	Building, vehicle, and equipment maintenance, and storage	N/A
Ellensburg Library and Hal Holmes Center	Public library and meeting space	2009 Level of Service Standards and Library Goals and Objectives
Parks and Recreation	Parks and community facilities, including 26 parks, adult activity center, Memorial pool, youth center, and Racquet Center	Parks, Recreation, and Open Space Plan
Ellensburg Police Department	Police headquarters	Annual reports
Water	Infrastructure for providing potable and fire response water including water storage tanks	Water System Plan
Wastewater	Facilities that convey wastewater to the city treatment plant	Wastewater Treatment Facility Report
Stormwater	Infrastructure that conveys and manages storm and surface water	Stormwater Management Plan
Electric	Infrastructure for meeting community electricity needs	Electric System Plan
Natural Gas	Infrastructure for the natural gas distribution system	Natural Gas System Plan
Telecommunications	Infrastructure providing a fiber optic network to 50 locations throughout Ellensburg	Telecommunications Strategic Plan

## Water

The City updated its Water System Plan in 2014. The plan examines water source, storage, delivery, and quality and is the strategic plan for the management and operations of Ellensburg's water system. This chapter will provide a summary of the City's water system, and establish a general policy context within which the water system plan will operate.

The water division of the City of Ellensburg operates and maintains 108 miles of underground water distribution piping, two above ground reservoirs, eight groundwater wells, one booster, and one transfer station. This extensive piping system serves over 4,800 residential and 700 non-residential customers by distributing safe, clean, and reliable water.

The water division provides constant monitoring, testing, and system maintenance to ensure the highest quality of clean water is delivered to the community.

The City has sufficient water rights to accommodate the projected 20-year growth. These water rights will allow for additional municipal wells to be added to the system as the City's water users increase.

The City will continue to verify that all capital and private development projects are designed and constructed to ensure all appropriate fire flows are met for each prospective project.

The Capital Improvement Plan for the water utility is anticipated to be primarily funded through a combination of ending fund balance, revenue generated through rates, and revenue bonds. Grants are not typically available for water utility capital improvements. At the end of 2016, the ending fund balance available for the water utility capital improvement plan was approximately \$3.2 million.

The debt to total assets ratio can be used to assess the utility's leverage for bonding. At the end of 2016, debt as a percentage of total assets for the water utility was 31.8%. Based on industry standards and accepted debt ratios in the current market, the water utility indicates sufficient leverage to bond for capital improvement projects that will accommodate the projected 20 year growth.



## Wastewater

The City of Ellensburg operates a wastewater division that includes operation and maintenance of 79 miles of underground sewer pipe. This extensive piping system serves approximately 5,100 residential and almost 500 non-residential customers by managing wastewater flows from sinks, showers, bathing, dish and clothes washers, toilets, and industrial processes. Wastewater flows from homes and businesses through sewer pipes that lead to the Wastewater Treatment Plant. The Wastewater Treatment Plan processes an average of 3.85 million gallons of wastewater each day.

In 2015 Ellensburg completed a 20-year plan for upgrading the City's Wastewater Treatment Facility and collection system. This chapter adopts the Wastewater Treatment Facility Engineering Report by reference, using general system information in this document to outline a policy context for the more detailed sewer plan.

The 2015 report projects the Ellensburg population to grow at 1.8% per year during the next 20 years. This is under the 2.0% growth rate projected through this comprehensive planning process. However, the existing design has a maximum treatment capacity that is greater than the growth prediction and any improvements identified for the Wastewater Treatment Facility are recommended in the 2015 report to be designed to provide a capacity equal to or greater than the existing design capacity of a population of 31,000. This recommendation is consistent to meet the 2.0% population growth and projected Ellensburg population of 32,540 by 2037.

The Capital Improvement Plan for the wastewater utility is anticipated to be primarily funded through a combination of ending fund balance, revenue generated through rates, and revenue bonds. Grants are not typically available for water utility capital improvements. At the end of 2016, the ending fund balance available for the wastewater utility capital improvement plan was approximately \$2.6 million.

The debt to total assets ratio can be used to assess the utility's leverage for bonding. At the end of 2016, debt as a percentage of total assets for the wastewater utility was 28.3%. Based on industry standards and accepted debt ratios in the current market, the wastewater utility indicates sufficient leverage to bond for capital improvement projects that will accommodate the projected 20 year growth.



## Stormwater

The City of Ellensburg stormwater division maintains approximately 2,500 catch basins and manholes in the public right-of-way, is comprised of 50 miles of underground pipe, and discharges to ninety outfalls in local streams. In newer parts of the city bio-swales capture, slow velocity of, and treat stormwater prior to discharging into the city's stormwater system. The City of Ellensburg operates a stormwater utility whose revenues are used to comply with the stormwater permit, including such activities as the Illicit Discharge Elimination Program, and providing public education on the effects of stormwater on water in our rivers and streams.

Refer to Environmental chapter for goals, policies, and program related to the stormwater system.

## Electric



The City of Ellensburg was the first municipality in Washington State to have its own electrical distribution system, which was installed in 1891. The city's electric utility serves approximately 9,200 customers using over 50 miles of overhead conductor and 38 miles of underground cable. All new growth within the system is built with long-life, underground cable in conduit, and includes loop-feed capability wherever possible. The existing aerial facilities are in excellent condition due to continuous maintenance work over the years.

The electric utility offers a variety of services to the public. These services include assistance with applying or altering a service, as well as advising developers so they know what is required when applying for an electrical system for a sub-division, plat, or multi-family project. All requirements are based on existing city policies and standards, as well as national, state, and local electrical codes. The City's electric utility has an enviable safety record and has been recognized by the Northwest Public Power Association for its commitment to safety for many years.

The electric utility currently purchases the majority of its power from Bonneville Power Administration which delivers power to the city's four electrical substations. The 2015 Fuel Mix Disclosure showed that the City is about 97% carbon free (87% hydropower and 10% nuclear) for the fuel that was used to generate the power.

The current capacity of the electrical distribution system is such that the city is able to almost double existing peak loads. The newest substation on the north end of town was energized

December of 2015 to meet growing demand, assist loop-feed capability, and to continue the high level of reliability city electrical customers have enjoyed. The 6-year Electric System Plan (2017-2022) incorporated the 2% population growth and projected Ellensburg population of 32,540 by 2037 into its system model, and another substation at the south end of the City will be needed within the next 20-years to meet this projected demand.

The utility has a renewable energy park that hosts solar generation facilities that were constructed between 2006 and 2013 with the most recent expansion in 2016. The utility has a long history of promoting energy conservation and encourages our customers to take advantage of all the programs the City offers to assist them in using energy efficiently.

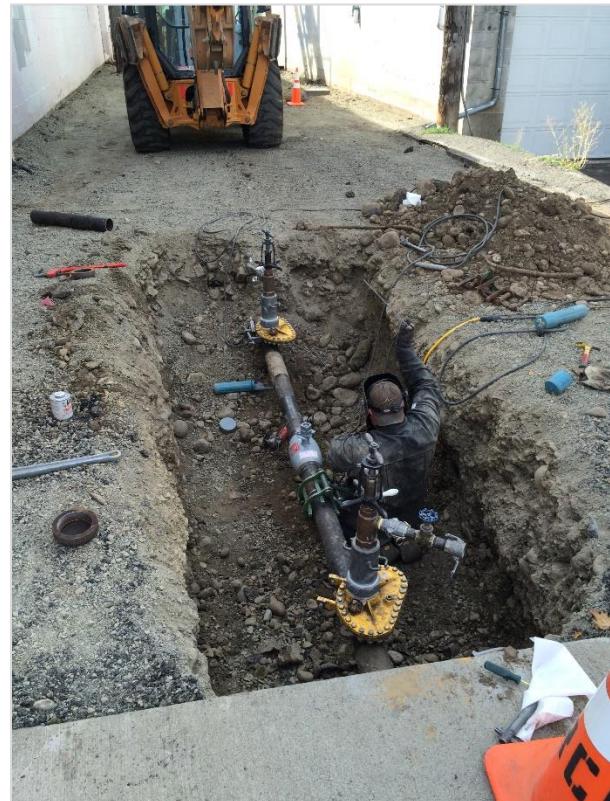
The Capital Improvement Plan for the electric utility is anticipated to be primarily funded through a combination of ending fund balance, revenue generated through rates, and revenue bonds. Grants are not typically available for electric utility capital improvements. At the end of 2016, the ending fund balance available for the electric utility capital improvement plan was approximately \$2.7 million.

The debt to total assets ratio can be used to assess the utility's leverage for bonding. At the end of 2016, debt as a percentage of total assets for the electric utility was 42%. Based on industry standards and accepted debt ratios in the current market, the electric utility indicates sufficient leverage to bond for capital improvement projects that will accommodate the projected 20 year growth.

## Natural gas

The City of Ellensburg was the first municipality west of the Mississippi River to have its own natural gas distribution system, installed in 1956/1957. Today, the City has over 115 miles of distribution mains and over 5,000 customers both in the City and Kittitas County. Unlike other City utilities, the natural gas utility has a service territory defined by the Washington Utility and Transportation Commission that is not confined to the City or Urban Growth Area.

The City receives all of its natural gas from the Williams Pipeline which feeds a single measuring station from which it distributes natural gas to customers. The natural gas utility installs and maintains all of its distribution system with its own City employees. The City's natural gas utility also has an enviable safety record and has been



recognized by the American Public Gas Association for its commitment to safety for many years. The natural gas utility issues safety-related information throughout the year for the general public.

The natural gas utility offers a variety of services to the public, including assistance with applying for a service, with altering a service, or for developers so that they know what information is required when applying for a natural gas system for a subdivision or plat.

In an effort to mitigate higher wholesale electricity rates, the natural gas utility provides many incentives for adding gas service lines and switching to natural gas appliances for both homeowners and developers.

The 6-year Natural Gas System Plan (2015-2020) estimated that the current contractual natural gas supply limit of the natural gas distribution system was such that the City would increase existing peak loads by 20%. Although there is a relationship between population growth and peak loads, the increase to peak load will depend on the future natural gas appliances that are installed (e.g. water heaters and stoves/ranges that have daily loads, compared to furnaces and fireplaces that contribute to peak loads). The City anticipates that incorporating the 2.0% population growth and projected Ellensburg population of 32,540 by 2037 into its next system model to be completed in 2021 will result in the current contractual natural gas supply limit could be reached within the next 20 years. The City will seek additional pipeline capacity as the natural gas utility approaches the current contractual natural gas supply limit.

The Capital Improvement Plan for the natural gas utility is anticipated to be primarily funded through a combination of ending fund balance, revenue generated through rates and revenue bonds. Grants are not typically available for natural gas utility capital improvements. At the end of 2016 the ending fund balance for the natural gas capital improvement plan was approximately \$2.3 million.

The debt to total assets ratio can be used to assess the utility's leverage for bonding. At the end of 2016, debt as a percentage of total assets for the natural gas utility was 26.3%. Based on industry standards and accepted debt ratios in the current market, the natural gas utility indicates sufficient leverage to bond for capital improvement projects that will accommodate the projected 20 year growth.

## Telecommunications

The City of Ellensburg is the most recent municipality in Washington State to have a City-owned telecommunications system, which was constructed in 2015. The City created a telecommunications utility in 2014 that currently services 50 locations with over 25 miles of overhead fiber optic cable and two miles of underground fiber optic cable. There is currently excess capacity in the telecommunications system, and if all fiber optic strands are eventually utilized the city would be able to replace the network hardware as necessary to gain additional capacity. The City lights the network with City-owned equipment. Operation and management

of the network has been ongoing since 1999 under prior lease arrangements. In 2016 the City began to contract with Northwest Open Access Network for wholesale telecommunications services.

The City provides telecommunications services to customers, the municipality, public agencies, and telecommunications service companies. The City provides network services, internet access services, dark fiber services, and others.

Unlike other City owned and operated utilities that serve residents and businesses, the telecommunications utility has no obligation to serve all City customers. The 3-year Telecommunications Strategic Plan (2015-2017) evaluated the costs, benefits, competitive risks, and community support to expand the City's 27 mile fiber optic network to reach all residents and businesses. Based on the outcome of the strategic plan and to minimize competitive risks, City Council decided to extend the network to reach customers that are willing to pay for their costs for service extensions. The City Council considered, but did not choose to proceed with a citywide fiber to the premise project due to the projected \$22 million capital investment, unrealistic high customer rates that would need to be achieved to remain solvent, competitive risks with other service providers, and a lack of community support at that time.

The Capital Improvement Plan for the telecommunications utility is anticipated to be primarily funded through a combination of revenue generated through rates, grants, and revenue bonds. Typically the telecommunications utility has been successful at receiving grants for telecommunications utility capital improvements that focus on economic development. The 2016 grant revenue for the telecommunications facility was approximately \$343,000. As a relatively new utility the City has used general obligation funds to bond telecommunication capital improvements.

## Library

The City of Ellensburg operates a public library, founded in 1907 in partnership with Andrew Carnegie by the Women's Municipal Movement Society of Ellensburg. The Society donated two lots on the corner of 3<sup>rd</sup> Avenue and Ruby Street and opened the library in 1910. The library has maintained a historically and socially important location in Ellensburg's downtown core, and continues to serve as the heart of the city, providing services to residents throughout the region.



The library's mission is:

*“...to provide a safe and welcoming place where patrons can develop an appreciation for reading and learning; find information about their community and its opportunities; and investigate or explore a wide range of topics relevant to their work, school, and personal lives.”*



All Kittitas County residents are welcome to use the Ellensburg Public Library and the Hal Holmes Community Center. Kittitas County annually contributes general tax funds in support of the Ellensburg Library operations and the City maintains reciprocal agreements with all other Kittitas County municipalities' libraries. The Hal Holmes Community Center was completed in 1982 and is the City's multipurpose facility providing space for community events and activities that

contribute to the public good; such as performing and visual arts, and educational events. The Hal Holmes Center's public meeting spaces benefits the programming space needs of both the library and the greater community.

The library contains a large local history collection that represents the community's great interest in the City's past. The collection is partially housed in the main library and is accessible to the public, but much of the collection is inaccessible in basement archives. An adequate ventilation system and an elevator are necessary improvements to be made to the Hal Holmes basement area in order to allow public use of the archives. These improvements would allow space for public research and exploration of local history documents and photographs, as well as provide workspace to maintain and organize the collection as it grows over time.

The 2003 expansion of library facilities, and purchase of property on the east side of Pine Street between 1<sup>st</sup> and 2<sup>nd</sup> Avenues, was intended to serve Ellensburg and the region well into the future. The expansion resulted in an additional 2,350 square feet and greatly expanded the children's staff and circulation areas of the library. The expansion brought the Library and Hal Holmes Center under one roof with a shared lobby, public, and staff restrooms, and resulted in additional off-street parking located across the street from Hal



Holmes Center. However, the projected countywide growth, upward trends in library visits, and increased circulation of materials indicate there will be increased demand for space, services, and materials beyond what the current facility can provide.

The City of Ellensburg's 2003 purchase of the property on the east side of Pine Street between 1<sup>st</sup> and 2<sup>nd</sup> Avenues allows for further expansion of the library on the same block it currently occupies, moving parking to the new property across the street. Presently, the majority of the parking serving the library is on-street parking. The small off-street parking lot on the south side of the Hal Holmes Center may be taken up with any future expansion needs of the library. As the community continues to grow and other conference and meeting spaces are constructed, the Center's meeting room space may be available to meet the expanded need for library functions. This built-in room for expansion will enable the library to maintain its historically and socially important place in the downtown core.

In addition to projected countywide growth, unique factors affect the physical space needs and the services offered at the Ellensburg Public Library. These needs are driven by the need to keep up with changing technology and by the desire to improve library services and programs for all ages, with an emphasis on children and young adult programs and services that meet the needs of an aging population. Foreseeable service and space needs include: increased mobile services, expansion of the library's website and electronic resources, additional meeting space and study rooms, quiet shared reading spaces, and retention of existing off-street parking.

The Ellensburg Public Library goals and objectives and Level of Service Standards are hereby adopted into this Comprehensive Plan by reference. The goals, policies, and programs in this chapter provide the broad overall framework of Ellensburg Public Library services. Please refer to the Library goals and objectives and/or Level of Service Standards for more detail.

## Police

The Ellensburg Police Department provides law enforcement services to the City of Ellensburg with 29 sworn officers working in three divisions: patrol, motors, and investigations. The Department and its personnel are expected to respond to and effectively handle a variety of criminal, societal, technological, and international type events that impact our community. In addition, the Ellensburg Police Department provides many community oriented programs such as: a school resource officer working in partnership with the Ellensburg School District; volunteer reserve officer



program; code enforcement; Serving the Standard program that works with local liquor licensed establishments; National Night Out; Cop on Top fundraising campaign; and the Citizen's Academy. In 2016 the Department went through reaccreditation by the Washington Association of Sheriffs and Police Chiefs. Currently the Ellensburg Police Department is one of 60 accredited state, county, and local agencies in the state. Accreditation topics cover 134 standards that include topics such as: management of personnel, finances, use of force, code of conduct, evidence, and recruitment.



Department offices are located in the public safety building near the Central Business District. The public safety building was constructed in 1955 and remodeled in 1977 and again in 1991. The Police Department is currently moving into space within the public safety building that was vacated by the Kittitas Valley Fire and Rescue in 2016. The expansion of the Department's existing space will offer some relief to its

space limitations. However, it is not a permanent solution. Options for additional space that fits the structural needs of the Police Department will need to be pursued to address existing and future demand for department services.

The goals and policies in this chapter outline the broad framework of the Ellensburg Police Department; strategic planning and annual reports provide more detailed information regarding services offered and department statistics.

## Animal Shelter

The Ellensburg Animal Shelter was constructed in 1974. Since its inception, it has become a regional facility providing services to other municipalities and unincorporated areas in Kittitas County. The shelter is open to the public 6 days a week. Care for the animals housed at the shelter require care and maintenance 7 days a week. The shelter takes in stray, neglected, abandoned, law enforcement impounds, and as space allows - owner surrendered animals. The majority of adoptable animals are transferred to organizations that have behavioral and medical resources. Since 2012, education and referrals have led to a steady reduction in the amount of animals needing shelter housing. Other services provided by shelter staff include investigating cases of animal cruelty, looking into a variety of nuisance complaints, working with Kittitas Valley Healthcare and Kittitas County Public Health to address animals that pose a public health risk, and maintaining an active volunteer program. As future City and regional needs increase, a staff and facility needs assessment will be necessary to plan for the expansion and modernization of shelter facilities.

## **Fire/Emergency Management Services**

Ellensburg previously operated a fire department with 20 paid staff and more than 20 volunteer firefighters. Fire and Emergency Medical Service responsibility is now shifted to the Fire Protection District #2 which merged with the City's fire department to become Kittitas Valley Fire and Rescue (KVFR). KVFR now employs 30 career firefighters, 70 volunteers, 12 reserves, and 9 residents. The community has a fire insurance rating of four, one step above the previous rating of five, significantly reducing insurance rates in the city. KVFR also provides emergency medical services at the Advanced Life Support and Basic Life Support providers.

The headquarters station, station 29 is located on Mountain View Avenue, one of the City's main arterials. Station 29 responds to emergency calls in the South and West sections of the district. Station 21 is located on the East side of Ellensburg and covers emergency calls in the North and East sections of the district. Volunteer stations located in the rural areas of the district respond to calls in their areas. All stations can cover one another in times of heavy call volume or larger incidents.

Growth in Ellensburg's population to the north, and the increasing traffic on the community's arterial streets, are increasing pressure to develop a remote fire station to serve the northern areas.

## **General Growth Projections**

According to growth projections, which provide the foundation for the Comprehensive Plan, the city could experience an increase of up to 11,757 additional people or about 5,300 households over the next 20 years. This projection is based on the population target allocated to the City by Kittitas County (see Land Use chapter for additional discussion).

For capital facilities planning purposes, the projected growth expected over the 20-year period was allocated on an average basis, rather than based on a year-by-year projection that tries to factor in anticipated growth cycles. Growth will undoubtedly not occur precisely as projected over the next 6-year or even the 20-year period. For this reason, the GMA requires that the Capital Improvement Plan be updated at least every 6 years. This provides local governments the opportunity to re-evaluate their forecast in light of the actual growth experiences, revise their forecast if necessary, and adjust the number and/or timing of capital facilities that are needed.

The Capital Improvement Plan (Appendix A) is updated annually as part of the City's budget process, thereby ensuring that the plan reflects the most current statistics related to growth in Ellensburg, and that city-managed facilities and utilities are slated for upgrade in accordance with both the level of service standards and concurrency standards.

## Level of Service

Level of Service is a term that describes the amount, type, or quality of facilities that are needed to serve the community at a desired and measured standard. This standard varies, based not only on the type of service that is being provided, but also the quality of services desired by the community. A community can decide to lower, raise, or maintain the existing Levels of Service for each type of capital facility and service. This decision will affect both the quality of service provided, as well as the amount of new investment or facilities that are, or will be needed in the future to serve the community.

Level of service standards state the quality of service the community desires and for which service providers should plan. The adoption of level of service standards indicates that a community will ensure those standards are met, or can be met, at the time development occurs. If such standards cannot be met, the community may decide to decrease the standards, determine how the needed improvements will be paid for, or deny the development. The Growth Management Act requires communities adopt level of service standards for transportation facilities (see Transportation chapter); Ellensburg has also opted to establish service standards for the following City-managed capital facilities.

**Table 2. Level of Service Standards**

Service/Facility	LOS Standard
Fire Protection	Follow the guidelines from the National Fire Protection Association #1720
Emergency Medical Service	Basic Life Support at 5 minutes/90% of the time Advanced Life Support at 9 minutes/90% of the time
Water Utility	Provide water meeting all requirements of Federal Safe Drinking Water Act and Washington State Department of Health to all customers desiring service that lies within the City's water service area
Sewer Utility	Provide a collection system capable of conveying all wastewater discharges from residential, commercial, and industrial customers within the City limits and UGA
Stormwater System	Provide a public collection system capable of conveying a storm event with a 25-year return frequency without flooding or damage to structures. Meet the requirements of the City's Stormwater Discharge Permit
Natural Gas Utility	Provide minimum gas pressure of 20 psi at the customer's meter
Solid Waste Management	Weekly curbside refuse collection
Library Service	2009 Level of service document incorporated into Comprehensive Plan by reference
<u>Broadband Internet</u>	<u>150/150Mbps for all residences and businesses; 1/1 Gbps for all anchor institutions, i.e. schools, hospitals, libraries, and government buildings.</u>

## Adequacy and Concurrency

According to the Growth Management Act, public facilities and services shall be adequate to serve the development at the time the development is first occupied, without decreasing the Level of Service described in the Comprehensive Plan. Adequate public facilities and services, such as water, sewer, power, and surface water management, are required in order to serve development. Additionally, the GMA mandates concurrency for transportation services to ensure that transportation improvements or strategies are in place at the time of development, or that a financial commitment is made to complete the improvement within 6 years.

The City's water, sewer, telecommunications, electric, and gas utilities have the ability to meet the current demand at the service levels established in the Comprehensive Plan. The City uses the most current Department of Ecology stormwater manual to ensure that new development meets the established standards for surface water management and requirements of the National Pollutant Discharge Elimination System permit. If the City determines that any of the facilities or utilities will not be able to meet these city services, the City could choose to:

- Modify the Land Use Map through an amendment to the Comprehensive Plan;
- Modify the Level of Service standards through an amendment to the Comprehensive Plan; or
- Restrict development until service can be provided at the established level of service standards.

Other services such as police, fire, parks, and schools, are extremely important, and may be generally available at the time of occupancy; however, upgrades may be needed to provide services to new development at the same level or rate as other parts of the community. In these situations, it may take a few years for these improvements to come on-line.

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## GOALS, POLICIES, & PROGRAMS

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The following capital facility and utility goals, policies, and programs are designed to work with the other elements to ensure that capital facilities and utilities are provided in a safe, reliable, and affordable manner, while keeping pace with projected growth in the City of Ellensburg.

***Goal CFU-1: Ensure that system services are delivered in a safe and reliable manner and are in compliance with regulatory requirements.***

**Policy A** **Ensure that public facilities, utilities, and streets are designed, constructed, and maintained to efficiently and effectively meet the needs of the community and meet applicable state and federal requirements.**

*Program 1* Coordinate major capital facilities investments to implement the comprehensive plan.

*Program 2* Continue to practice co-location of new public and private utility distribution facilities in shared trenches when reasonable and feasible, and coordinate construction timing to minimize construction-related disruptions and reduce the cost of utility delivery.

*Program 3* Seek co-location opportunities in the UGA and service areas.

*Program 4* Purchase land as needed for the location of capital and utility facilities.

*Program 5* Maintain capital facility renewals and replacements in consideration of rising rates.

**Policy B** **Provide services concurrently with, or in advance of, demand.**

*Program 1* If probable funding falls short of meeting existing needs the land use element will be reassessed to ensure that the land use element, capital facilities element, and financing plan within the capital facilities element are coordinated and consistent.

*Program 2* Continue to collect system development charges for water and sewer services as a financing tool to help fund needed infrastructure for new development.

*Program 3* Any changes to electric, water, and sewer service areas should be based on expansion of the UGA.

*Program 4* Purchase or produce commodities such as power, natural gas, and water supply concurrently with, or in advance of, demand.

*Program 5* In response to future growth, expand the gas utility into the gas service territory as set by the Washington Utilities and Transportation Commission.

*Program 6* Implement low-cost investments, such as conduits, piping, and joint-utility extensions when opportunities with possible delayed benefits present themselves that would be unaffordable or otherwise inaccessible in the future.

**Policy C** **Continue to follow and enforce existing city standards for public facilities and services.**

*Program 1* Continue policy of providing water, sewer, and storm drainage services with highest priority given to improving services in those areas where it already exists, next highest priority to infilling areas surrounded by utility service, and lowest priority to extension of services into unserved areas.

*Program 2* Protect and conserve existing water rights and pursue opportunities for new water rights as necessary to support growth.

*Program 3* Continue to coordinate affordable and reliable collection of solid waste and recycling collection services that meets the needs of city residents.

*Program 4* Facilitate a culture of safety through education and certification programs for utility service workers.

***Goal CFU-2 Maintain cost effective rates for providing utility and capital services while ensuring adequate system maintenance.***

**Policy A** **Emphasize compact growth, including the infill of vacant or undeveloped land to allow for the efficient provision of services.**

*Program 1* Utilize and encourage the use of existing utility systems for new developments.

*Program 2* Encourage and provide City utility services to UGA residents who sign necessary agreements for utility connection.

*Program 3* Use utility extension agreements for the cost of extensions for water, sewer, and electricity, as a financing tool to help fund necessary infrastructure for new development.

**Policy B** **Manage expansion of the electrical utility into the UGA in response to future growth based on the following approaches:**

*Program 1* Purchase existing assets from other utilities, recognizing that the cost will be incurred by customer/developer.

*Program 2* Upon annexation, after the required seven-year period purchase the assets from existing electric providers in the UGA or build new assets.

*Program 3* Upon request and sufficient power supply, develop agreements with existing electric providers in the UGA for shared assets (wheeling) to serve customers/developers.

*Program 4* Continue to require developers to provide assets within developments.

**Policy C** **Maintain affordable rates by continuing to require annexation to the City, or approval of a utility extension agreement with the City to receive any city water, sewer, or electric service.**

*Program 1* Continue to require a standard outside utility agreement concerning provision of water, sewer, and electric services.

***Goal CFU-3 Develop facilities and encourage use of services in an environmentally sensitive manner.***

**Policy A** Promote water and energy efficiency and alternative energy sources.

*Program 1* Promote the use of solar technology within the community.

*Program 2* Assist citizens with upgrading energy efficiency in homes and businesses through weatherization, and improvements to mechanical and lighting systems.

*Program 3* Promote the use of Energy Star and green building practices in new construction.

*Program 4* Promote efficient use of lighting to preserve our night skies.

*Program 5* Continue to comply with City water use efficiency standards.

*Program 6* Continue to support the County's operation of composting and recycling facilities in the City.

*Program 7* Work with state and regional air quality agencies, and Kittitas County Public Health to provide outreach and education to Ellensburg residents on energy efficient wood stoves, incentive programs, and burn bans.

**Policy B** **Design, construct, and maintain facilities to minimize their impact on surrounding neighborhoods and the environment.**

*Program 1* Promote the undergrounding of new and existing utility lines, where physically and financially feasible, as streets are improved and/or areas are redeveloped in coordination with other utilities and capital facility systems.

***Goal CFU-4 Support the use of data and technology to meet residents' needs and improve efficiency of services.***

**Policy A** **Support information and communication technology that allows city officials to interact directly with the community and the city's infrastructure.**

*Program 1* Consider metering technology migration from the City's legacy automatic meter reading (AMR) to advance metering infrastructure (AMI) for electric, natural gas, and water utilities.

*Program 2* Use information and communication technology to monitor infrastructure and efficiency of services.

**Policy B** **Encourage new and cost-effective information and telecommunications technologies that would benefit residents and improve services.**

*Program 1* Facilitate communication technology deployments for next generation wireless services, such as the use of City utility poles, streetlight poles, traffic signals, and other City assets for small cell deployment.

*Program 2* Encourage public-private partnerships to take advantage of the city's fiber optic network to facilitate innovation, and expand service delivery.

*Program 3* Leverage existing city telecommunications assets and utility service experience to deliver the fiber optic broadband service to businesses and residents that provide a similar level of customer service and reliability as the City's other utilities, in a manner that meets the state and federal goals for speed and equitable deployment, and is supported to address business concerns with service outage restoration.

***Goal CFU-5 Maintain consistent countywide planning policies for siting of essential public facilities.***

**Policy A** **Continue to support and work with the Kittitas County Conference of Governments (COG) to establish a process for siting essential public facilities that are of a countywide or statewide nature as set forth in the countywide planning policies.**

*Program 1* Maintain an inventory of existing essential public facilities in the City of Ellensburg and its UGA.

*Program 2* Apply the siting process outlined by the Kittitas County Countywide Planning Policies to all essential public facilities identified by the City, the County, regional agreement, or by State or federal government when such facilities are proposed within the City or the UGA.

*Program 3* Maintain regulations that ensure essential public facility siting is consistent with all adopted City ordinances and the adopted City comprehensive plan.

*Program 4* Coordinate with Kittitas County and other public entities to establish an official map identifying precise arterial corridors, public parks and open spaces, and other public facility locations for current and future dedication and/or acquisition.

*Program 5* Assist in coordinating the construction of a public safety broadband network, utilizing City telecommunications utility assets if necessary and appropriate.

***Goal CFU-6 Provide quality library materials and services to fulfill the current and projected educational, information, cultural, and recreational needs of the entire community in a location and environment that is welcoming and accessible.***

**Policy A** Maintain and enhance the library collection to meet the lifelong learning needs and recreational interests of the entire community.

**Policy B** Seek funding to meet and maintain the Level of Service Standards for our growing population.

**Policy C** Maintain sufficient facilities to provide a range of library services that meet current and projected community needs.

**Policy D** Maintain current programming and community space at the Hal Holmes Center for Library and community use.

***Goal CFU-7 Uphold law and order while maintaining peace and safety for citizens and police officers by providing the best in public safety services.***

**Policy A** Maintain accreditation through the Washington Association of Sheriffs and Police Chiefs.

**Policy B** Maintain sufficient facilities to provide public safety services that meet current and projected community needs.

**Policy C** Continue to seek and provide innovative training opportunities for staff and volunteers.

**Policy D** Use social networking and other data sharing opportunities, as appropriate, to provide information and education to create better citizen understanding of Ellensburg Police Department services.

<b>Policy E</b>	Continue to provide citizen engagement opportunities and events that enable community interaction with the Ellensburg Police Department.
<b>Policy F</b>	Seek proactive approaches to address public safety issues.

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## ACTION ITEMS

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### **Annual Updates of Facility Plans**

Annually update facility plans within projected funding capacities and provide summary of probable funding sources.

### **Establish Official Map of Public Facility Locations**

Coordinate with Kittitas County and other public entities to establish an official map identifying precise arterial corridors, public parks and open spaces, and other public facility locations for current and future dedication and/or acquisition.

### **Inventory of Essential Public Facilities**

Update and maintain an inventory of essential public facilities in the City of Ellensburg and its UGA.

### **Update Telecommunications Utility System Plan**

Ensure a Functional Plan is regularly updated to identify facility inventories, potential funding sources, and implementation strategies for the Telecommunications Utility.

### **Reduce barriers and costs to telecommunications utility infrastructure extension**

Coordinate with stakeholders and pursue “Dig Once” or pavement moratorium policies to encourage cost effective utility infrastructure development and extend the service life of city transportation assets, and One Touch Make Ready (OTMR) or “Climb Once” policies to simplify telecommunications infrastructure deployment.

### **Develop Digital Inclusion Plan**

Convene partners to develop a digital inclusion plan to guide decision-making on telecommunications infrastructure and measure progress toward digital equity.

## POLICY CONNECTIONS

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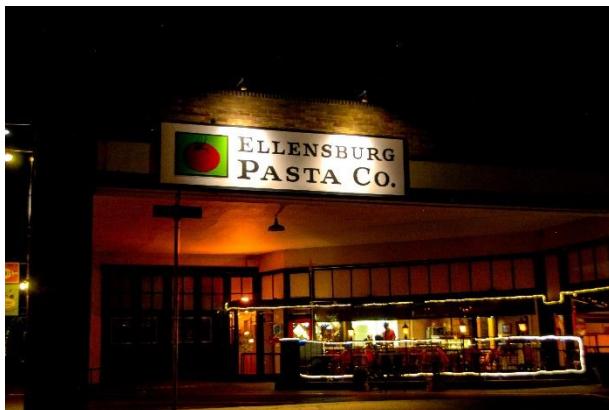
Utilities and capital facilities must keep pace with growth, the **Land Use** chapter includes policies and information about Ellensburg's projected growth.

The **Economic Development** chapter includes guidance on telecommunications utility infrastructure to support economic development.

The **Transportation** chapter provides information for Ellensburg's transportation system including streets, non-motorized facilities, and public transit facilities.

The **Parks and Recreation** chapter includes goals that create a framework for future parks, recreation, and open space decisions. More specific guidance is provided in the 2016 Parks, Recreation, and Open Space Plan.

The **Environment** chapter addresses the stewardship of natural resources including ground and surface water.



# CHAPTER 6

## ECONOMIC DEVELOPMENT

### WHAT YOU WILL FIND IN THIS CHAPTER

- Information about the local economy, including statistics on population, employment, businesses, and employment sectors.
- Policies and programs that seek to help Ellensburg build a promising economic future.
- Policies that provide a framework for leveraging tourism and promoting Ellensburg as a destination.
- Policies that seek to maintain a qualified workforce and promote living wage jobs.

### OVERVIEW

This chapter contains goals, policies, and programs to define Ellensburg's role in economic development, and to help the City build a healthy economy. While economic activity exists at all levels, both public and private, local government's role is to establish parameters for private markets, provide vital services, and ensure development enhances the quality of life in Ellensburg.

A healthy economy adds to all aspects of the community, from jobs to infrastructure to community services. A healthy local economy can strengthen the community's position as a unique and attractive place to work, live, play, and visit.

The goals, policies, and programs contained in this chapter aim to guide the City of Ellensburg in developing a supportive business environment for new and existing businesses with the intent of providing a range of employment opportunities for residents, and a strong tax base for the City.

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## BACKGROUND & CONTEXT

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With a population of just under 20,000 as of 2019, Ellensburg is the center of commerce and government for Kittitas County. It offers services for local residents, and the financial, religious, and educational institutions that serve an area much larger than what is within city limits. Ellensburg is a central gathering place for the regional community, and hosts a diversity of activities, events, and services that serve more people than those that reside within the city limits of Ellensburg.

Ellensburg is known as the home of Central Washington University and the annual Ellensburg Fair and Rodeo that attracts national attention.

The quality of life in Ellensburg is characterized by our clean environment, vibrant downtown, family-friendly community and outstanding outdoor recreational assets, all of which are important factors in nurturing economic growth. Businesses provide property, sales, and lodging tax revenue that help to support public infrastructure and maintain our quality of life. As local and national economies and lifestyles evolve, it will become more important for Ellensburg to maintain and enhance its livability through good urban design that reflects the values and choices of the community. The Ellensburg community is concerned with the availability of living wage jobs, and with the City's ability to continue providing services that help to foster business development and increase economic opportunities. Residents want employment, retail, and social opportunities that allow them the ability to live, work, and play in this community.



Ellensburg's economic base has been relatively narrow since its settlement in the late 1800s. While Ellensburg still enjoys a strong agricultural base, our community as a whole has become less dependent on the natural and agricultural resources. Today government, non-profit organizations, tourism and retail industries are primary employers in the community. Ellensburg has also experienced an increasing number of residents commuting to Yakima County and to the greater Puget Sound region for employment opportunities.

Today four of the five top employers are in the government and non-profit sectors: Central Washington University, 1,438; Kittitas Valley Healthcare, 600; Ellensburg School District, 380; Kittitas County, 363; Anderson Hay and Grain, 240; Elmview, 200. Tourism and retail industries also are key employers.

The growth in metropolitan areas near Ellensburg—King County in particular—is changing our community's economic position. The US Census Bureau named Kittitas County the 10th fastest growing county by percentage in the United States in 2015 to 2016 with a 4.2 percent growth rate. Kittitas County was the only county in Washington on the list. The same report cited the City as the third-fastest growing micropolitan area in the country.

Transportation congestion and high home prices in urban areas are pushing people into rural Kittitas County for a more relaxed and affordable place to live. The lack of congestion makes commuting to work a reasonable alternative to living and working in urban areas. An increasing number of residents are commuting to Yakima County and, in particular, to the greater Puget Sound region for employment opportunities. According to the 2016 Kittitas County Population Projection Review and Analysis, in 2013 46 percent of working Kittitas County residents worked outside of Kittitas County, with 16 percent of those commuting or telecommuting to King County.

## Economic Sectors

The following is a brief synopsis of the economic drivers in the City of Ellensburg. More information on each of these drivers, as it pertains to land use, is provided in the Land Use Element.



*Molly Marrow Photography*



### ***Commercial and Industrial***

Ellensburg's early industrial development developed along the railroad tracks west of downtown. Over time, land use designations and zoning patterns have continued this pattern, with the bulk of Ellensburg's industrial land located along a narrow strip paralleling the Burlington Northern Santa Fe (BNSF) railroad tracks. Most of this land is in the 100-year floodplain. Commercial and industrial development has expanded along Dollarway Road to connect to area

surrounding the west I-90 freeway interchange. Additionally, the northernmost portion of Ellensburg's UGA surrounding the Bowers Field Airport is designated for light industrial use. In order to attract and accommodate innovation and family-wage jobs, more light industrial uses in a variety of existing zones, along with innovative ideas to mitigate industrial development in floodplain areas, may help to accommodate and attract new businesses to the Ellensburg area.

A 2016 Downtown Market Study and Economic Development Plan indicates that local shoppers are traveling outside of Ellensburg to purchase daily goods and services. The nearest large commercial center is Yakima, 35 miles to the south, which is a popular destination for various kinds of retail shopping.

Three key highways meet at Ellensburg. Interstate 90 is the state's primary east-west route; Interstate 82 carries traffic through south central Washington to population centers in Yakima and the Tri Cities. State Route 97 moves traffic north to Wenatchee. These highway interchanges, provide substantial opportunity for commercial development. The south interchange at Canyon Road is currently the more developed of the two existing interchange areas, offering lodging, dining, and gasoline sales. The west (I-90/SR 97) interchange provides similar services, but not at the same intensity. Both interchange areas have been identified for regional retail commercial development, at a scale that serves the City of Ellensburg, as well as the surrounding region. As new development of big-box stores and shopping centers slows on a national level, however, a variety of commercial and public-service uses for these sites are being explored.

### **Downtown Commercial**

The development of commercial activity outside the downtown core has distributed business activity beyond traditional areas. The community's passion for downtown Ellensburg is evident, however, in its commitment to preserving historic buildings while staying on the cutting edge of reuse and revitalization.

As a result, downtown Ellensburg has experienced a renaissance over the last decade with many buildings undergoing restoration; upper floors of long-shuttered historic buildings have opened, expanding residential, commercial, and civic space. A new boutique hotel, the redevelopment of a downtown city center park, and expansion of residential, artistic, and commercial offerings have added to the high quality of life for Ellensburg's City Center. As a Certified Main Street Community, the thriving downtown is on the National Register of Historic Places, named a Dozen Distinctive Destinations by the National Trust for Historic Preservation in 2007 and a Great American Main Street Award finalist by the National Main Street Center in 2018.



### **Health Care**

Kittitas Valley Healthcare (KVH) operates KVH Hospital and seven clinics. KVH provides inpatient and outpatient surgical services, critical care, a family birthing center, cardiopulmonary services, laboratory services, and imaging services. The Emergency Department at KVH Hospital is designated as a Level IV trauma service by the State of Washington Department of Health and is staffed 24-hours-a-day by an emergency physician.

KVH is the second largest employer in Ellensburg, with about 600 employees in Ellensburg. The hospital is working on a new campus master plan that will potentially expand the footprint of the campus. In anticipation of the projected growth in Ellensburg's 65 or older population, KVH is expected to remain a key part of Ellensburg's economic growth over the next 20 years.



### ***Central Washington University***

Central Washington University is an important and vital force in the community. CWU's campus occupies more than 380 acres and employees about 1,800 people. In spring 2017, the Ellensburg campus enrollment was about 9,600 students. The \$113 million annual payroll supports retail, housing and entertainment businesses; CWU spends nearly \$15 million in the area with vendors for everything from catering to furniture. Construction spending of nearly

\$500 million since 2010 has supported employment throughout the region and built one of the most beautiful and modern campuses in the state.

The Central Washington University Strategic Plan calls for continued public service and community engagement, with emphasis on the level of collaboration between the University and local communities to contribute to the education, social, and economic progress of Washington communities.



### ***Tourism***

Tourism is one of the top five economic drivers for Ellensburg, with year round events such as Dachshunds on Parade, Jazz in the Valley, Buskers in the Burg, WinterHop Brewfest, and First Friday Artwalks providing entertainment for thousands of locals and visitors. Many of these events are held in the historic city center, with Central Washington University also offering a full calendar of music, conferences and sports related activities. Outdoor recreation, conferences, and

youth sports all provide growth potential for the local tourism industry.

Lodging tax continues to grow with 2018 recording \$562,000 and 2019 expected to edge towards \$600,000. These funds benefit the community in a number of ways through increased tourism, event and project grants, and capital improvements for civil facilities and parks.

Ellensburg is home of the Kittitas County Event Center which hosts the Kittitas County Fair and Ellensburg Rodeo. The Fair and Rodeo is held each Labor Day weekend and the rodeo is continuously ranked in the top 10 rodeos in the nation with over 25,000 visitors attending from outside the community.

The Event Center is located on 21 acres adjacent to the City's eastern-most residential areas. The Event Center hosts more than 1,500 events throughout the year for community organizations, trade shows, expositions, equestrian and livestock events, and other special events. The Center includes conference and event spaces, an indoor arena, stock pens, barns, RV hookups, and on-site parking.

With some structures built more than 90 years ago, the Kittitas Valley Event Center is listed on both the Washington State and National Register of Historic Places, offering both cultural and economic opportunities for Ellensburg and the surrounding region.

### ***Technology***

While the technology sector is not yet a significant portion of Ellensburg's current economy there is a drive to grow this sector of Ellensburg's economy. The technology sector tends to offer well-paying jobs and is attracted to good schools, high quality of life, and recreational amenities. Ellensburg embodies these characteristics while offering the City of Ellensburg's growing telecommunications utility (see Capital Facilities and Utilities chapter) as well as a close proximity to Seattle, one of the top tech hubs in the nation. Construction of a \$64 million computer science facility at CWU along with programming through the Departments of Information Technology Administrative Management (ITAM) and Computer Sciences, the technology industry is an area of focus for future economic expansion.

### ***Arts and Culture***

The arts play an important role in the economy in Ellensburg; home to many artists, designers, creative entrepreneurs, and art nonprofits that may be classified under other categories of business activity. Nonprofit arts organizations serve as regular economic contributors to the tourism and job base. For example, the Laughing Horse Foundation is a fiscal sponsor for seven performing arts organizations such as Jazz in the Valley and the Ellensburg Film Festival. Central Washington University is home to the top academic music program on the West Coast. In addition to sponsoring remarkable student performances, the department brings in world class musicians throughout the year. An expansive campus sculpture collection and degree programs in art and theatre add to the richness of the Ellensburg arts community.

In 2016, the City Council designated 10 percent of construction sales tax revenue to community art, with an annual floor of \$25,000 and a ceiling of \$50,000. As stewards of these funds, the Ellensburg Arts Commission develops strategies, procedures, and goals that reflect the best usage to further the impact of art on the community. Events such as First Friday Art Walk, Jazz in the Valley, and Buskers in the Burg generate income for artists and businesses annually. Collectively, these efforts spur economic activity and support a rich quality of life.

## Opportunity Zones

Both industrial and downtown retail areas lie largely within “Opportunity Zones,” a new community development program established by Congress in the Tax Cuts and Jobs Act of 2017. The zones are intended to encourage long-term investments in low-income urban and rural communities nationwide. The Opportunity Zones program provides a tax incentive for investors to re-invest their unrealized capital gains into Qualified Opportunity Funds (QOF) that are dedicated to investing into Opportunity Zones designated by each state.

Ellensburg's two, Opportunity Zones comprise more than 6,120 acres. Of that, 22 percent is designated for commercial or industrial use; 2,540 acres of vacant land are ready for development.

- Census tract 5303797-5600 includes portions of Central Washington University, the Historic District and Main Street to I-90. The tract includes the city's warehouse district and is bisected by the BNSF railroad line. Sixty percent of the tract lies within the incorporated city, with the remaining 40 percent within the Urban Growth Area. This tract comprises over 2,000 acres with 44 percent designated as areas that are development-ready with direct access to Interstate 90, rail, and city utilities. Zoning allows for a broad mix of developments: Residential Suburban, Central Commercial, Commercial Highway, Central Commercial II and Light Industrial.
- Census tract 5303797-5500 lies north and west of tract 5600. It runs in a southeast-northwest direction with I-90 as the southwestern border and the Iron Horse trail acting as the northeastern border. Fifty percent of the tract lies within the incorporated city or Urban Growth Area, with the remaining sited on county land. Zoning allows for diverse applications: Light Industrial, Commercial Highway, Urban Residential, General Commercial, Residential Suburban, Residential Office and Commercial Tourist.

## Foreign Trade Zones

In 2010, the Port of Moses Lake established a 90-mile radius of a Foreign Trade Zone (FTZ) that included all of Kittitas County. A FTZ allows companies to store goods duty-free, delay tax and customs payments, and lower inventory costs. By establishing a FTZ, companies compete more efficiently and cost effectively in the marketplace. Merchandise may be moved into these zones for operations, including storage, exhibition, assembly, manufacturing, and processing. The standard customs entry procedures and payments of duties are not required on the foreign merchandise unless and until it enters the US Custom's territory, at which point the importer generally has the choice of paying duties at the rate of either the original foreign materials or the finished product. Domestic goods moved into the zone for export may be considered exported upon admission to the zone for purposes of excise tax rebates and drawback. CenterFuse and Kittitas County Chamber of Commerce are developing tactics to encourage businesses to utilize this benefit.

## Business Development

Many organizations throughout Ellensburg work to build the economy and enhance the community's quality of life. Three organizations in particular are directly involved in business development in Ellensburg.

The Ellensburg Business Development Authority (EBDA) dba CenterFuse, is a Public Development Authority, authorized by RCW 35.21.730 and created by the City of Ellensburg in 1994. In 2017, the functions of the EBDA were brought back into City government after being contracted out for many years. CenterFuse recruits, supports, and connects businesses with the resources they need to start, grow, and prosper.

The Kittitas County Chamber of Commerce partners with CenterFuse on business development, in addition to overseeing tourism, events, and services as the designated County Associated Development Organization (ADO).

The Ellensburg Downtown Association is a Certified Main Street Organization through the Washington Main Street Program and the Department of Archeology and Historic Preservation and follows the designed Main Street Approach for downtown revitalization.

## Household income

In 2015, the median income for households residing in the City of Ellensburg is \$28,341, however this data is skewed by part-time residence of students, who comprise 50 percent of the population who may have little or no personal income. Among only family households, the median income in 2014 is \$60,650. Ellensburg's median family household income is about 85 percent of the median income of Washington State, and about 96 percent of the median income of Kittitas County.

*Table 1* compares the demographics and family household income of Ellensburg with Kittitas County, and with Washington State.

**Table 1. Demographics and Household Income**

	<b>Ellensburg</b>	<b>Kittitas County</b>	<b>Washington State</b>
2016 population	19,310	43,710	7,183,700
Median age	23.7	33.0	37.4
Labor force population (age 18-64), percent of total	77%	68%	77%
65 years and over, percent of total population	9.2%	14.1%	13.6%
Median family household income	\$60,650	\$65,103	\$73,039

Washington Office of Financial Management, United States Census, American Community Survey 5-Year Estimates, 2010-2014 and 2011-2015

The median age in Ellensburg and Kittitas County also are skewed by the large population of college students. During spring 2017, there were over 9,600 students attending university on-campus in Ellensburg, or about half of the population of Ellensburg, and a quarter of the population of Kittitas County.

Currently about 14 percent of Kittitas County's population is 65 years and over. Washington State Office of Financial Management demographers project that this population share will increase to about 20 percent by 2030, as today's baby boomers enter their 70s and 80s. As the center for medical and other services, Ellensburg could expect to see growth in residents 65 years and over, and an increase in demand for services and senior and/or assisted living facilities.

#### LARGEST EMPLOYERS IN ELLENSBURG

- Central Washington University
- Kittitas Valley Healthcare
- Ellensburg School District
- Kittitas County
- Anderson Hay and Grain
- Elmview
- Fairpoint Communications
- Fred Meyer
- City of Ellensburg
- Twin City Foods, Inc.

## Employment

In Kittitas County employment grew at a rate of 2.5 percent between 2000 and 2008. The County suffered job losses during the recession beginning in 2009, and since then job growth has been stagnant or slow. In 2014, county employment finally surpassed the 2008 peak. During the entire period of 2000 – 2014, county employment grew at an average annual rate of 1.4 percent. The employment sectors with the highest growth between 2000 and 2014 were professional and business services, and the leisure and hospitality sectors (***Error! Not a valid bookmark self-reference.***). The Washington State Employment Security Department has projected that these two sectors, and Education and Health Services, will experience the highest growth rates over the next several years. Many of Ellensburg's top employers are in these sectors.

Ellensburg's annual employment growth rate of 0.7 percent, between 2002 and 2013, was slower than the countywide employment growth. Between 2013 and 2014, there was an 8 percent decline in the total number of workers in Ellensburg.

Between 2002 and 2014 there has been a slow decline in the number of Ellensburg residents who work in Kittitas County, and a steady increase in the number of Ellensburg residents who work outside Kittitas County. In 2014, the counties where the greatest shares of Ellensburg residents worked were Kittitas (53 percent), King (14 percent), and Yakima (9 percent).

**Table 2. Kittitas County Employment and Growth Rates by Sector**

Employment sector	09/2015 employment	Average annual growth rate		ESD projected annual growth rate	
		2000 - 2014	09/2014 - 09/2015*	2013 - 2018	2018 - 2023
Goods producing	1,510	0.91%	0.00%	-	-
Trade, transportation, utilities	2,500	0.12%	5.00%	1.37%	0.95%
Information & financial activities	730	2.41%	5.80%	0.00%	0.43%
Professional & business services	680	2.73%	17.20%	1.39%	2.23%
Leisure and hospitality	3,210	2.52%	22.10%	2.07%	1.38%
Private education & health services	1,450	2.04%	3.60%	3.59%	1.89%
State & local government	6,340	1.61%	17.00%	1.29%	1.21%
Federal government	180	-1.78%	12.50%	-1.28%	0.00%

\*At the time of data analysis ESD had not released seasonally adjusted 2015 employment counts that are comparable to the 2009-2014 data. Therefore, growth rates are calculated separately for this one year period.

Source: Washington State Employment Security Department, Labor Market and Performance Analysis, 2015.

## Employment Forecasts

The employment target is the amount of job growth the jurisdiction should plan to accommodate during the 2017-2037 planning period. Ellensburg's employment target for this period is 6,998 additional jobs.

The Kittitas County Conference of Governments countywide employment projection is a 2 percent average annual growth rate; with 80 percent of employment growth projected to occur in incorporated areas and their Urban Growth Areas, and 20 percent projected to occur in rural areas outside of Urban Growth Areas. The allocation method is based on current shares of employment growth by sector based on each incorporated areas baseline (2013) share of total employment in that sector. See *Table 3* below. For additional detail on employment forecasts please see the Community Profile and Land Use chapters.

**Table 3. City of Ellensburg and Urban Growth Area Employment Allocation**

Jurisdiction	2015 Employment	20 year employment allocation	2037 Employment
Ellensburg	11,490	6,998	18,488
Total	19,362	11,155	30,517

Estimated employment in 2015 for Ellensburg and its urban growth area is approximately 11,490 jobs, which equates to about 1.4 jobs per household, and about 59 percent of jobs countywide. Between 2002 and 2013 Ellensburg experienced about 29 percent of the countywide employment growth.

The 20-year employment allocation for the City of Ellensburg would result in a total of 18,488 jobs, and about 1.3 jobs per household. The employment allocation is based upon Ellensburg and each of the incorporated areas in Kittitas County maintaining their current share of employment. Population was allocated using a similar method, and therefore projects that jobs per household would also be maintained over the next 20 years.

Based on a countywide land capacity analysis the employment allocation is within what Ellensburg can accommodate, based on the current zoning and land use regulations. The Land Use chapter contains descriptions and locations of future land use designations that will accommodate employment in the form of mixed use areas, neighborhood commercial activities, regional commercial uses, and industrial areas.

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## GOALS, POLICIES, & PROGRAMS

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These economic development goals, policies, and programs are designed to work with the other elements to help stimulate economic growth and focus on areas that take into account Ellensburg's unique characteristics and opportunities for growth.

***Goal ED-1: Strengthen city partnerships and resources to support economic opportunities.***

**Policy A** Continue to implement and regularly update a strategic economic development plan with representatives from the following sectors: industrial, transportation, agriculture, tourism, healthcare, and education.

*Program 1* Coordinate with economic development groups to recruit new businesses.

*Program 2* Strengthen collaboration among the business community, economic development stakeholders, Central Washington University, healthcare organizations, local government, tourism organizations, and other higher education organizations.

*Program 3* Partner with local organizations to establish training, funding, and business development opportunities for small businesses.

*Program 4* Develop, refine, and implement economic monitoring to help advance the City's economic development policies and programs.

*Program 5* Ensure strong partnership with local school district to encourage enhanced K-12 educational opportunities.

*Program 6* Support programs that increase availability of affordable housing and public transportation.

*Program 7* Support efforts to continue the I-90 Snoqualmie Pass East project beyond Easton to Cle Elum, and ultimately to Ellensburg, to address safety, freight and business mobility, and other issues related to chronic traffic congestion.

**Policy B** Integrate economic strategies into community planning activities.

*Program 1* When evaluating future locations for particular land use districts and zoning designations, consider local and regional market needs (i.e. trip counts, visibility, etc.) of the types of businesses likely to locate in those areas.

*Program 2* Direct capital improvements to key areas to create a sense of place, and grow and attract businesses.

***Goal ED-2: Stimulate and diversify Ellensburg's economy.***

**Policy A** **Encourage growth that will provide goods and services that will meet the diversity of needs of to the local and regional community.**

*Program 1* Market to a variety of diverse businesses – both large and small – that provide goods and services to local and regional populations.

*Program 2* Promote economic activity ~~to that~~ diversifies sources of revenue, and which expands the employment base.

**Policy B** **Promote the retention and expansion of existing businesses as well as the development of new businesses.**

*Program 1* Solicit comments and feedback from local businesses on things that the City could change to better support local businesses.

*Program 2* Establish incentives and development flexibility to retain existing businesses, attract new businesses, and encourage quality development.

*Program 3* Partner with economic development groups to inventory and share information regarding vacant building and lot space.

*Program 4* Promote development of vacant lots and infill development within Ellensburg's urban core.

*Program 5* Continue to provide high quality and cost efficient city services and facilities, and promote these as one of Ellensburg's economic development assets.

*Program 6* Identify segments of existing businesses and develop strategies and programs to remove barriers for growth and expansion.

*Program 7* Expand City telecommunications utility infrastructure and service areas to meet business needs for retention, expansion, relocation, and formation.

*Program 78* Identify opportunities for innovation through residents and Central Washington University to open avenues for new business start-ups and foster their development.

*Program 89* Utilizing the community's assets of location, workforce and quality of life, develop and launch a pro-active business recruitment strategy that directly

pitches the City as a place to do business to outside community prospects for relocation or expansion of additional locations.

**Program 910** Market the Opportunity Zones and work with the Port of Moses Lake to identify existing businesses that could take advantage of Kittitas County's *Foreign Trade Zone status and development marketing strategies to promote and utilize status for new development.*

**Policy C** **Develop and maintain an effective and predictable regulatory environment, which encourages participation and is accessible to all members of the community.**

**Program 1** Provide efficient, predictable, and customer-service oriented permitting processes.

**Program 2** Consider streamlining permitting by establishing a one-stop permit center for all permits.

**Program 3** Encourage the use of the pre-application process as a means of identifying potential obstacles to the development of a particular site.

**Program 4** Establish predictable processing times and consistent review processes, and post timelines on the City's website.

**Program 5** Work with EBDA to create "How To" guide for new businesses, investors, and developers to work with the city on new business creation, land development, and building redevelopment

**Policy D** **Encourage development of light industrial uses within the City of Ellensburg.**

**Program 1** Develop City-owned property off Dolarway Road for a light industrial park.

**Program 2** Continue to partner with Kittitas County on development of the Kittitas County Industrial Park at the airport.

**Program 3** Work with EBDA to identify strategic locations for light industrial land use and zoning changes to encourage innovation and job creation.

**Program 4** Analyze effectiveness of City-owned business incubator and create action plan to readdress its usage or sell the property to EBDA for redevelopment or sale.

**Program 5** **Offer city broadband fiber telecommunications utility service to all properties within the Light Industrial (L-I) zones.**

***Goal ED-3 Grow and sustain a qualified workforce.***

**Policy A** Coordinate with local high schools, higher education institutions, workforce development, vocational rehabilitation, and local businesses to train a workforce that is prepared for emerging job markets.

*Program 1* Consider public/private sponsorship of entrepreneurial education.

*Program 2* Encourage organizational partnerships that focus resources toward increasing the employability of all citizens.

*Program 3* Educate businesses on how to utilize area educational institutions to engage student internship programs, encourage local innovation opportunities, and create technical training programs to support construction and industry.

*Program 4* Diversify and expand the city's job base, with focus on attracting living-wage jobs, to allow people to work and live in the community.

***Goal ED-4 Emphasize economic development of downtown as an economic, tourist, retail, art and cultural, and event destination.***

**Policy A** Promote access from Interstate 90 and create a desire to stop within the central business area of Ellensburg.

*Program 1* Establish land uses that recognize Canyon Road, Main Street, University Way, Vantage Highway, and Dolarway as entrances to our city.

*Program 2* Expand and enhance the wayfinding system to local businesses, city parking, tourist facilities and attractions, and pedestrian paths.

*Program 3* Encourage and support cultural activities and the arts and recognize their contributions to the local economy.

*Program 4* Partner with the Kittitas County Chamber of Commerce and the Ellensburg Downtown Association to develop incubators and incentives for development in the downtown area.

*Program 5* Work with the EBDA to identify key buildings for development of technology and creative sector jobs.

*Program 6* Work with Arts Commission to produce a cultural assessment and develop downtown as an ArtsWA Certified Creative District.

*Program 7* Be proactive as to re-evaluating policies and strategies for downtown parking as the downtown evolves, referencing the 2019 Nelson/Nygaard Parking Study.

<b>Policy B</b>	<b>Partner with local organizations to implement the downtown economic development plan.</b>
<i>Program 1</i>	Encourage mixed uses in the downtown area to support increased commercial and tourist activity, walkability, and housing options.
<i>Program 2</i>	Provide enhanced public gathering places downtown to encourage a sense of place and community.
<i>Program 3</i>	<u>Offer city broadband fiber telecommunications utility services to all addresses in the downtown core.</u>

***Goal ED-5 Embrace tourism as an economic development tool.***

<b>Policy A</b>	<b>Market Ellensburg's tourism opportunities by developing a marketing strategy to address all tourism segments.</b>
<i>Program 1</i>	Advertise to targeted interests at the regional, national, and international level.
<i>Program 2</i>	Keep detailed and updated content management platforms such as websites and mobile applications.
<i>Program 3</i>	Support visitor information centers and kiosks.
<i>Program 4</i>	Explore future development of visitor information services near freeway interchanges.
<i>Program 5</i>	Promote Ellensburg's role as a destination to regional recreation and cultural activities.
<i>Program 6</i>	Support destination marketing organizations through lodging tax funds.
<b>Policy B</b>	<b>Market Ellensburg's central location for conventions, business meetings, sports tournaments, cultural events, and other activities.</b>
<i>Program 1</i>	Inventory and manage data about where regional tourism-based enterprises can meet and use community spaces and resources.
<i>Program 2</i>	Coordinate and promote a central website for public/private regional facilities.
<i>Program 3</i>	Provide a consistent level of reliable public transportation between public and private local facilities and accommodations.
<i>Program 4</i>	Leverage lodging tax funding to support events and promotions and development of government-owned facilities and parks for tourism-related markets.

**Policy C** **Support and expand opportunities for tourism-based investments.**

*Program 1* Identify appropriate zoning districts to allow for short-term rental properties.

*Program 2* Identify appropriate zoning districts to allow for ancillary tourism activities.

***Goal ED-6 Foster economic development through promoting energy efficiencies and use of renewable energy.***

\*Policies and programs on renewable energy and promotion of energy efficiencies are addressed in the Capital Facilities and Utilities chapter.

## ACTION ITEMS

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### ***Airport master plan implementation***

Collaborate with Kittitas County to ensure the implementation of the airport's master plan contributes to the overall economic growth in the region, and that Ellensburg's land use plans are compatible with continuing airport and airport-related uses.

### ***Economic development vision and strategic plan***

Collaborate with local economic development organizations to prepare an economic development vision and strategy for Ellensburg, which identifies the types of land use designations and the relative priorities of capital investment necessary to foster economic development and promote living wage jobs in Ellensburg.

### ***Increase usable industrially-zoned property***

Review the industrial land inventory and identify and implement steps within the City's control to make more light industrial land available in less constrained areas.

### ***Kittitas Valley Event Center Master Plan***

Encourage an updated long-term plan for the Kittitas Valley Event Center in order to facilitate long-term growth and best land use. Collaborate with the Kittitas Valley Event Center as a major cultural site and economic generator in Ellensburg.

### ***Streamline/automate permitting process***

Review land use permitting processes and make adjustments as necessary to streamline approval processes while still ensuring projects enhance Ellensburg's economic vitality and community character.

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## POLICY CONNECTIONS

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Policies and programs that address energy efficiencies and renewable energy are addressed in the **Capital Facilities and Utilities** and **Environment** chapter.

The **Transportation** and **Capital Facilities and Utilities** chapters address policies and programs regarding the development of infrastructure for economic development including roadways, transit facilities, and telecommunications.

Goals, policies, and programs that address commercial and industrial land use designations are addressed in the **Land Use** chapter.

Policies and programs that address affordable and diverse housing options are in the **Housing** chapter.

The Diversity, Equity, and Inclusion chapter includes policies and programs that are in support of promoting a welcoming and inclusive community that is ideal for economic growth and development.



# **CHAPTER 9**

# **DIVERSITY, EQUITY & INCLUSION**

## **WHAT YOU WILL FIND IN THIS CHAPTER**

- Background information and context related to local history, current events, and plans for the future, addressing Diversity, Equity, and Inclusion within the City of Ellensburg.
- Policies that seek to make City resources more accessible to all.
- Policies that direct the City's efforts towards encouraging welcoming and inclusive environments within the Community.
- Policies intended to support a culturally inclusive community, where all people experience a sense of belonging.

## **OVERVIEW**

This chapter contains goals, policies, and programs that define how the City of Ellensburg can play a role in fostering an environment of understanding, equity, and belonging within the community. The following is the City of Ellensburg's initial action plan aimed at systematically addressing Diversity, Equity, and Inclusion in a way that can effect sustainable change to benefit all residents.

This document is a starting point for the City. There are likely many issues not yet articulated that can be addressed later as they are identified. This chapter is a living document; it is intended to be revisited and revised periodically. This is an initial framework, within which the City will continue to listen to residents, encourage collaboration and communication, and elevate marginalized voices.

## BACKGROUND & CONTEXT

The City of Ellensburg is committed to creating a community with a lived and built environment that improves lives, supports all people, and provides residents with opportunities to flourish. It is important for the Ellensburg community to be inclusive, to celebrate diversity, and to provide equitable opportunities to all. Doing so can help create a thriving local economy, and an environment in which individuals achieve their full potential.

Similar to many cities around the country, the national conversations that occurred in 2020 around race, social justice, and equity, sparked a discussion within our local community. These conversations highlighted the need to build a greater awareness of the impacts and challenges that marginalized communities are faced with on a daily basis. The goal of this chapter is to address ways in which the City can alleviate some of these systemic barriers, and foster a sense of belonging amongst all residents, by consistently listening to the ideas, experiences, and concerns of all who live here.

### Through the lens of DEI

What does this all mean? Supporting diversity, equity, and inclusion related educational opportunities, social gathering opportunities, and supporting access to community resources, can create a sense of belonging within the community for all residents.

#### Diversity

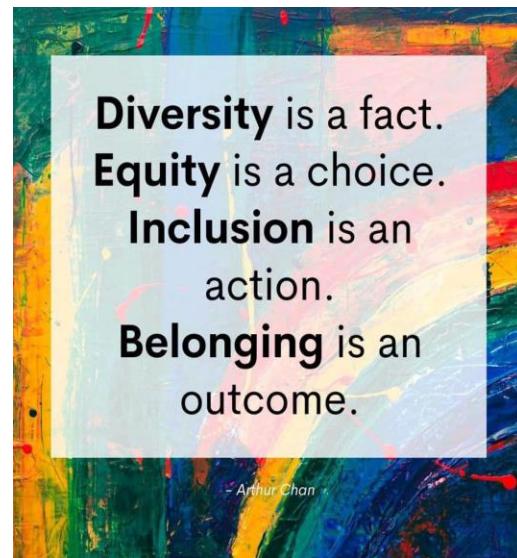
Diversity is the presence of differences that may include, but are not limited to, race, gender, religion, sexual orientation, ethnicity, nationality, immigration status, socioeconomic status, language, (dis)ability, age, religious commitment, or political perspective. It is important for the City of Ellensburg to acknowledge and embrace the range of human differences present within our community. Doing so will help to build a strong foundation of understanding and a heightened awareness of the unintended impact of local policies. Embracing diversity means sharing space with others, sharing traditions, foods, and stories. The City can help support a strengthened sense of community and connection through outreach, regular events, and creating spaces accessible to all.

#### Equity

Equity alleviates barriers to ensure everyone has access to the same opportunities. Equity recognizes that advantages and barriers exist, and that as a result, we don't all start from the same place. Creating and supporting goals and policies that meet the community members where they are, will help to remove systemic barriers that make accessing basic community services challenging. Increasing accessibility to important resources and opportunities that best meet residents varying needs helps all residents succeed.

#### Inclusion

Inclusion is when all residents experience a sense of belonging and know they are both welcome in our



community and encouraged to participate. Working on goals and policies that actively recruit participation and involvement from all residents within the community, fosters a sense of belonging and elevates traditionally marginalized voices. These methods can include listening tours, surveys, discussion groups, and use of a variety of media and print publications designed to be accessible to all residents.

#### *Fostering a sense of belonging*

In order to support all residents, the City will promote inclusion, listening, and diverse approaches to engagement through this lens of Diversity, Equity, and Inclusion. Engaging and including marginalized groups replaces barriers with bridges and builds trust that strengthens the overall fabric of our community.



### **Recognizing the Past - Looking to the Future**

An important step in building a forward-thinking vision within the community is to first learn about our local history, listen to residents' perceptions now, and consider how new goals and policies will positively affect the City of Ellensburg's plans for the future. The City cannot adequately support our community and elevate marginalized voices without first building a base of contextual knowledge, understanding, and trust.

#### *Past*

Historically, Ellensburg has been, and still is, a diverse community, with many stories and experiences that have yet to be discovered or shared. Acknowledging and learning local history within the community, the positive and the negative, can help increase awareness and empathy toward others and strengthen our community as a whole. Understanding local history can help create a more inclusive environment for all, where residents feel welcome and equally represented.

Kittitas Valley has always been, and continues to be, sacred to Native people. Traditionally, the Pshwanapum lived in the Kittitas Valley as a sub-band of the larger political and extended family networks of the Yakama tribes and bands. The Pshwanapum members were also referred to as the K'titas ("Kittitas") band, and they moved seasonally throughout the valley and nearby mountains to harvest roots, salmon, berries, game, and medicines. Several other tribal nations including Kiala, Tatxanixsha, Yumi'sh, and Che-lo-han, would hunt and trade in this area as well. Many descendants of these tribes continue to live throughout the 1855 Treaty Territory of the Yakamas, practicing, honoring, and teaching the heritage and ancestry of the area. (Information sourced from Daily Record News article from Aronica Family October 12, 2020, and Kittitas Valley Historical Museum)

Histories and experiences of marginalized communities and people of color within Ellensburg continue to be uncovered from written and oral records, and there is still much more to be discovered.  
Historically, members including, but not limited to, Black, Chinese, Jewish, Hispanic, and Japanese communities have moved to Ellensburg as early as the mid-19<sup>th</sup> Century, for various reasons, such as migrant labor, work on the railroad, and work in local businesses. Sources such as Sanborn Fire Insurance Maps have shown that Ellensburg used to have a “China Town”, and “Chinese Laundries” appear to have existed throughout town (Sanborn Map 1888). An African Methodist Episcopal Church was established in 1908 at 404 South Main Street, and many black individuals played on local baseball teams as well. There is also evidence at times of divisive behavior and negative language towards people of color, as found in newspaper advertisements regarding restaurants and hotels that employed Chinese individuals.

### Present

Currently, people of color, members of the LGBTQ<sup>1</sup>, and disability communities, among many others, still report that they feel invisible, experience slurs and discriminatory comments, nonverbal glares, and behaviors that feel unwelcoming in Ellensburg. While members of some of marginalized communities have reported frequent, targeted incidents, they also believe that Ellensburg can be more inclusive, and that the welcoming nature of our community can rise to a deeper level of acceptance and affirmation, utilizing the talents, skills, and experiences of all who live here.

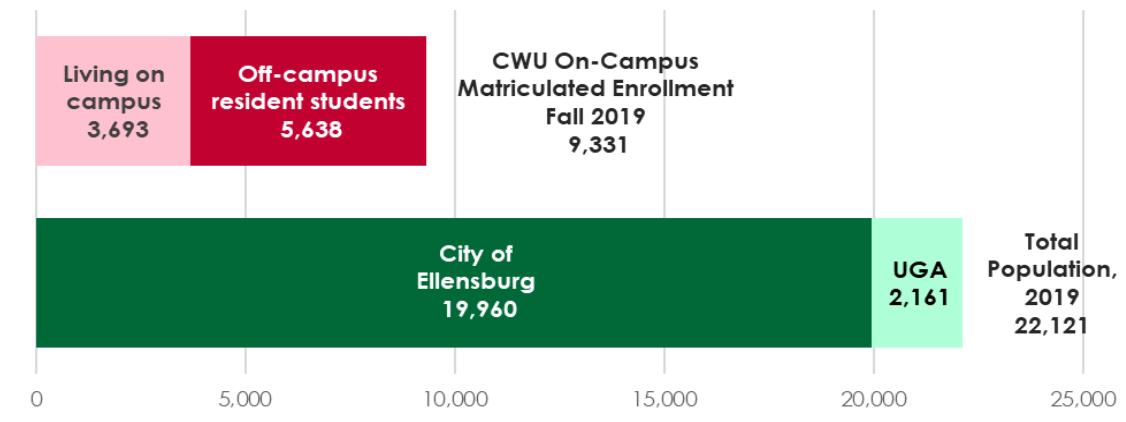
Ellensburg can be a welcoming community that comes together in times of need, where strangers reach out and neighbors help each other. However, fully supporting and accepting people of color, ethnic and religious minorities, and members of the LGBTQ, disability communities, over 65 communities, and others, can be improved. Similar to what many towns and cities around the country are currently experiencing and working on, the City of Ellensburg recognizes it needs to be more responsive and prepared when handling issues related to diversity, equity, and inclusion. This chapter lays the groundwork for this to happen, as the City continues towards a future of growth and expansion.

### Future

Our dynamic community landscape has continued to develop, particularly in the last ten years, growing in size and in the diversity of residents. Statistics from the City of Ellensburg’s 2021 Housing Action Plan, show that in 2020, the estimated population of the City, with its urban growth area, (UGA) was 22,879 people, demonstrating a growth rate of roughly 1.9% annually since 2015. Of the 22,879 people, roughly 9,331 constitute CWU enrollment, 3,693 of which were on-campus living, and 5,638 representing off campus resident students, as depicted in Figure 26.

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<sup>1</sup> Lesbian, gay, bisexual, transgender, and queer and/or questioning

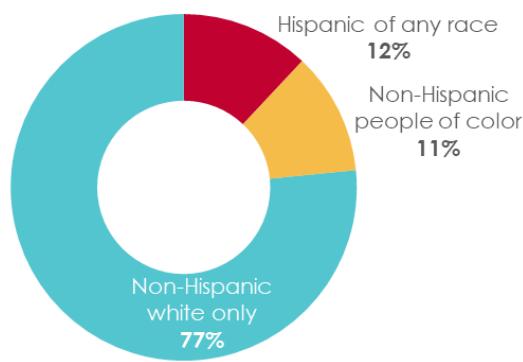
**Figure 26: CWU Student Population and Total Population, 2018.**

*Students living on campus represents the housing occupancy for Fall 2019. Programmed capacity is 3,918 and the full built capacity is 4,249.*

*Sources: Central Washington University – Ellensburg Campus, Fall 2019; Washington OFM, 2021; BERK, 2021.*

As the City continues to support the needs of the diverse communities that live here, it is important to recognize that the statistics reflected in this chapter from the 2021 Housing Action Plan, do not reflect all of the diverse demographics of our community. Keeping that in mind, it is still valuable to look at current information that is available, as we work towards obtaining more detailed statistics in the future. By 2040 it is anticipated that 20% of the County population will be in the age bracket over age 65, and 19% in the age bracket of 45 to 64. At the same time, proportional decreases are expected for school-aged youth (5 to 19).

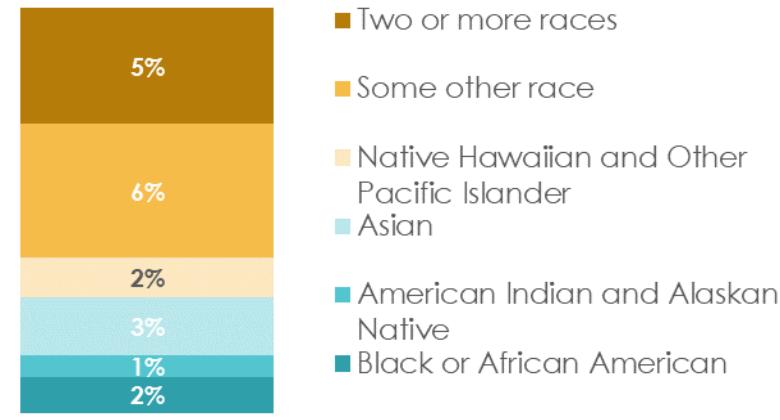
The Census also captures racial identity and Hispanic ethnic identity for respondents. As shown in Figure 27 below, the Ellensburg community in 2018 was majority White and non-Hispanic (77%) but is growing more ethnically and racially diverse. From 2010 to 2018, Ellensburg's Hispanic population increased from 7% to 12% overall, and non-Hispanic people of color increased from 8% to 11%.

**Figure 27: Ellensburg Population by Race and Ethnicity, 2018.**

*Sources: ACS 5-year B02001 estimates, 2018; BERK, 2021.*

Figure 28 below provides a further breakdown of the Non-White Alone demographics.

**Figure 28: Ellensburg Population by Racial Identity for Non-White Alone Residents, 2018.**



*Sources: ACS 5-year B02001 estimates, 2018; BERK, 2021.*

The University's emphasis on attracting students from minority and underserved communities, as well as diverse faculty and staff, continues to impact the demographics of Ellensburg. The changing nature of the labor force has also created greater diversity in the community. People from many countries have settled in Ellensburg over the years, and there is no reason to think that these influential factors are going to be less impactful in the future.

As Ellensburg continues to grow, there is the potential for marginalized groups to feel excluded unless the community has a plan for improving cultural relationships. The City of Ellensburg has developed this chapter in a sincere effort to create an equitable, just, and safe community - one where all residents know they belong and are welcome.

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## **GOALS, POLICIES, & PROGRAMS**

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These DEI goals, policies, and programs contain steps that the City of Ellensburg will take to create an inclusive, welcoming, equitable, and safe community.

### **Goal DEI-1: Increase accessibility to City Services, Projects, Programs, and Events.**

**Policy A** Support policies and programs that increase accessibility to City services for all, utilizing the lens of diversity, equity, and inclusion.

Program 1 Provide increased access to government documents in multiple languages and easily accessible assistance for those who may need additional support.

Program 2 Identify areas of City government where greater physical accessibility and accommodations are needed to increase access to all members of the public.

**Policy B** Promote and encourage community engagement and outreach to all.

Program 1 Actively encourage participation from the public for community projects, events, and recreational activities, through a wide variety of media and information distribution methods.

Program 2 Provide City staff and elected officials with tools and regular training to understand and lead actions that are inclusive and equitable.

Program 3 Establish an ongoing review process of the costs for City-sponsored recreation and leisure activities to ensure that all members of the public have access to these services.

Program 4 Support civic education programs that actively engage diverse groups of the community, and encourage diverse representation among local leadership, organizations, and agencies.

### **Goal DEI-2: Foster Racial Understanding, Equity, and Belonging within the Community.**

**Policy A** Encourage cultural sharing.

Program 1 Regularly support events and celebrations that highlight the variety of cultural traditions within the community.

Program 2 Encourage the creation of spaces where cultural foods and traditions can be shared among members of the community, as well as the creation of public spaces that are accommodating and accessible to all.

**Program 3** Encourage increased communication and collaboration between the City government, Central Washington University, businesses, and education and social service sectors, through shared events, projects, and outreach, to help residents feel more comfortable visiting campus, and non-resident students feel more comfortable within the community.

**Policy B** Encourage local leadership to address systemic issues that create barriers for participation.

**Program 1** Encourage City leadership to demonstrate support of marginalized groups through a variety of proclamations, and publicly speak to local actions that affect the diverse members of the community.

**Program 2** Support the development of a framework to identify and address systemic inequalities within our local institutions.

**Program 3** Collaborate with local organizations to help local businesses support diverse members of the community.

**Goal DEI-3: Increase accessibility to local services and community resources for all residents.**

**Policy A** Ensure that high quality service programs are available, accessible, and utilized by all, to support resident's basic needs.

**Program 1** Partner with local health and social services to identify strategies for making their services accessible by all means of transportation.

**Program 2** Advocate for low income, residential care facilities, and other housing for aging persons to be located close to services and amenities.

**Program 3** Encourage and support programs that seek to provide residents with access to diverse health care providers who can respond to varying cultural and medical needs.

**Policy B** Encourage healthy activity and lifestyle by making recreational resources and opportunities accessible and welcoming to all residents.

**Program 1** Provide opportunities for healthy activity in safe and accessible public spaces for all residents.

**Program 2** Encourage communication between local businesses, organizations, and schools, to coordinate food pantries and local food distribution.

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## ACTION ITEMS

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- 1) Work with DEI Commission to begin regular review of current City policies and procedures using the lens of Diversity, Equity, and Inclusion.
- 2) Begin work towards regular Diversity, Equity, and Inclusion training for City staff and elected officials.
- 3) Increase use of community engagement and social media tools to help with local outreach.
- 4) Review fees and costs for city sponsored recreational and leisure activities.
- 5) Develop a framework of accountability.
- 6) Develop a work plan for the Diversity, Equity, and Inclusion Commission.

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## POLICY CONNECTIONS

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The **Housing** chapter includes policies and land use designations that support the development of many types of housing to ensure that people who live and work in Ellensburg have adequate housing choices.

The **Transportation** chapter includes policies related to providing a variety of transportation networks that is available for all community members.

The **Capital Facilities and Utilities** chapter includes policies that focus on providing public facilities and utilities that are accessible and affordable to all community members, including access to the library, reasonably priced utilities, and access to data and technology. This chapter also provides goals centered around providing excellent public safety services.

The **Parks and Recreation** chapter includes policies that focus on providing citywide programs and services that meet all community and group needs, in addition to preserving historical areas and features, while also developing high quality, diversified cultural arts facilities and programs that increase community awareness, attendance, and participation opportunities.

The **Economic Development** chapter includes policies related to growing and sustaining local businesses, while creating opportunities for new businesses that can provide goods and services that meet the needs of the local and regional community.